

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
LECUYER JOHN R JR LECUYER BARBARA J 204 ALLEN STREET EAST LONGMEADOW MA 01028 GIS ID F_391295_2855570										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	216800				216,800							
												RES LAND		101	84000				84,000							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900				2,900							
				SUPPLEMENTAL DATA								Total		303,700		303,700										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LECUYER JOHN R JR WELCH DENNIS M SMART RICHARD M BILTON RICHARD				10405	0103	08-13-1998	U	I			186,500						Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				9959	0217	08-11-1997	U	I			172,500						2020	101	211,700	2019	101	206,000	2018	101	191,100	
				5990	0507	01-15-1986	U	I			89,000							101	84,000		101	81,600		101	81,600	
				4989	0331	09-05-1980	U	I			1							101	2,900		101	2,900		101	2,900	
														Total		298600		Total		290500		Total		275600		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount	Code	Description			YEAR	Amount													Comm Int		
Total					0.00																					
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name			B		Tracing			Batch																
0001							101			MA																
NOTES												Appraised BLDG. Value (Card) 216,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 84,000 Special Land Value 0 Total Appraised Parcel Value 303,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 303,700														
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY														
Permit Id		Issue Date		Type	Description		Amount	Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result			
180		08-06-1998		20	WOOD STOVE		500							STOVE IN KITCHEN		04-15-2016					317	3	MEAS+INSPCTD			
179		08-06-1998		20	WOOD STOVE		500							STOVE LIVING RO		01-27-2012					317	16	FIELDREV CHG			
68		04-01-1993		17	DECK		3,000									04-06-2007					250	P1	PHONE MESSAG			
5		01-01-1992		9	ALTERATION		5,000									08-24-2006					349	2	MEASURED			
221		09-01-1989		3	GARAGE		10,000									02-19-2000					247	14	INSPECTED			
																01-18-2000					247	2	MEASURED			
																02-11-1999					247	15	PERMIT VISIT			
LAND LINE VALUATION SECTION																										
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM		RA				33,874	SF	2.76	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.48	84,000	
Total Card Land Units								0.778	AC	Parcel Total Land Area: 0.7776								Total Land Value								84,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.5		Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		86.18	
Interior Floor 1	4	CARPET	RCN		305,345	
Interior Floor 2	2	SOFTWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1981	
Heat Type	1	FORCED H/A	Effective Year Built		1989	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		29	
Extra Fixtures	2		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	2		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		71	
Extra Kitchens	0		RCNLD		216,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	563		Dep Ovr Comment			
FBM Quality	2		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	2		Cost to Cure Ovr			
Central Vac	1	YES	Cost to Cure Ovr Comment			
Frame	1	WOOD				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	7.48	1995	60	0.00	AV	G	1.25	400
02	SHED/FR			L	64	7.48	1995	60	0.00	AV	A	1.00	300
07	POOLA-C	OB	Outbuildi	L	27	69.00	2000	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	196	9.20	2000	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,145		20.53	23,504	
EFP	ENCL PORCH	0	444		30.74	13,651	
FFL	1ST FLOOR	2,201	2,201		102.64	225,904	
GAR	GARAGE	0	576		40.98	23,607	
OFF	OPEN PORCH	0	114		9.90	1,129	
STG	STORAGE	0	288		40.98	11,803	
WDK	WOOD DECK	0	400		14.37	5,748	
Ttl Gross Liv / Lease Area		2,201	5,168	2,975		305,345	

