

State Use 101
Print Date 11-04-2020 9:07:14 A

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
BECHARD JOHN P 277 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_391573_2849153 Mailed																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	145200		145,200																		
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	97000		97,000																		
														RESIDNTL.		101	400		400																		
						SUPPLEMENTAL DATA																															
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10																															
Assoc Pid#						Total										242,600		242,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																								
BECHARD JOHN P SCHUERER JOANNE T + BRIAN SCHELB MADELEINE A + SCHELB MADELEINE A LAVALLEE				09914	0539	06-30-1997	U	I	103,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
				09115	0297	04-27-1995	U	I	1	1A																											
				08252	0291	11-24-1992	U	I	1	1A																											
				07160	0263	05-05-1989	U	I	1	1A																											
				06728	0090	01-08-1988	U	I	2,000	1A																											
Total										234900		Total		226500		Total		216200																			
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card)145,200 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)400 Appraised Land Value (Bldg)97,000 Special Land Value0 Total Appraised Parcel Value242,600 Valuation MethodC Adjustment Net Total Appraised Parcel Value242,600																					
Nbhd		Nbhd Name			B			Tracing			Batch																										
0001								101			MG																										
NOTES																																					
																VISIT / CHANGE HISTORY																					
																Permit Id	Issue Date		Type	Description			Amount		Insp Date	% Comp	Date Comp	Comments			Date	Type		Is	Id	Cd	Purpose/Result
																38	02-08-2010		4	ADDITION			10,000					DORMER W/2ND FL			08-15-2019				334	3	MEAS+INSPCTD
																298	12-15-1999		12	REROOF			4,000					NVC			03-09-2012				317	15	PERMIT VISIT
																															01-21-2011				317	15	PERMIT VISIT
LAND LINE VALUATION SECTION																															311	2	MEASURED				
																																	247	15	PERMIT VISIT		
																																	247	3	MEAS+INSPCTD		
																																	500	3	MEAS+INSPCTD		
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				27,007	SF	3.36	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.59	97,000												
Total Card Land Units								0.620	AC	Parcel Total Land Area: 0.6200								Total Land Value								97,000											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.98
Interior Floor 1	3	HARDWOOD	RCN		207,421
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1956
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		145,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
22	WOOD DK			L	80	9.20	1998	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	832		22.32	18,572	
EFB	ENCL PORCH	0	96		33.80	3,244	
FFL	1ST FLOOR	832	832		111.88	93,082	
GAR	GARAGE	0	308		44.68	13,761	
STG	STORAGE	0	140		44.75	6,265	
TQS	3/4 STORY	624	832		83.91	69,812	
WDK	WOOD DECK	0	168		15.98	2,685	
Ttl Gross Liv / Lease Area		1,456	3,208	1,854		207,421	

