

State Use 101
Print Date 11-03-2020 10:08:39

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
RAU MICHAEL P RAU DONNA M 262 VINELAND AV EAST LONGMEADOW MA 01028 GIS ID F_377102_2851521												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		146900		146,900																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		92300		92,300																							
												RESIDNTL.		101		75900		75,900																							
				SUPPLEMENTAL DATA												Total		315,100		315,100																					
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)																									
RAU MICHAEL P FAZIO ANTHONY A				08148 0269		08-25-1992		U		I		80,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				05799 0364		04-25-1985		U		I		0		1A		2020		101		138,900		2019		101		134,900		2018		101		124,300									
																101		92,300				101		89,200		101		89,200													
																		101		75,900				101		75,900		101		75,900											
				Total														307100		Total		300000		Total		289400															
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																																									
SUMP IN UNF BMT SCREEN PORCH IS OFF ATT TO 14X17 SHED GARAGE IS HEATED AND AC 1 FINISHED ROOM ABOVE																		Appraised BLDG. Value (Card)														146,900									
																		Appraised Xf (B) Value (Bldg)														0									
																		Appraised Ob (B) Value (Bldg)														75,900									
																		Appraised Land Value (Bldg)														92,300									
																		Special Land Value														0									
Total Appraised Parcel Value														315,100																											
Valuation Method														C																											
Adjustment																																									
Net Total Appraised Parcel Value														315,100																											
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													
201900592		02-22-2019		91		INSULATION		3,758		06-03-2016		0		06-03-2016		26` X 40` DETACHE ENLSD RM SIDING		06-03-2016						317		15		PERMIT VISIT													
201501888		06-16-2015		62		SOLAR		12,000						01-25-2008								317		15		PERMIT VISIT															
94		04-20-2007		3		GARAGE		30,000						05-03-2004								317		14		INSPECTED															
183		06-28-2002		10		SHED		1,000						04-02-2004								250		22		MAILER SENT															
78		04-09-2002		4		ADDITION		8,000						03-18-2004								317		2		MEASURED															
219		08-18-1995		MN		Manual Note		3,000						01-09-2003						274		15		PERMIT VISIT																	
														12-15-1995						107		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		RC								30,353 SF		3.04		1.000		5		LAND		1.00		MA		1.00				0				1.000		3.04		92,300	
Total Card Land Units														0.697		AC		Parcel Total Land Area: 0.6968										Total Land Value										92,300			

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	1.50	1 1/2 STORIES	Units	1		
Foundation	1	CONCRETE	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		92.99	
Interior Floor 1	3	HARDWOOD	RCN		209,838	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1950	
Heat Type	1	FORCED H/A	Effective Year Built		1988	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		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		146,900	
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
14	SCRN HSE			L	102	14.95	2002	70	0.00	GD	A	1.00	1,100
02	SHED/FR			L	238	7.48	2002	70	0.00	GD	A	1.25	1,600
22	WOOD DK			L	50	9.20	2007	70	0.00	GD	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0
FINH	FINSHDwHE			L	1,04	52.00	2007	70	0.00	GD	G	1.25	47,300
03	GARAGE	OB	Outbuildi	L	1,04	28.18	2007	70	0.00	GD	G	1.25	25,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		20.51	22,402	
FFL	1ST FLOOR	1,476	1,476		102.76	151,675	
PAT	PATIO	0	390		5.27	2,055	
UHS	UNFIN HALF STORY	0	1,092		30.87	33,706	
Ttl Gross Liv / Lease Area		1,476	4,050	2,042		209,838	

