

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
COUSINEAU LAUREN M 75 GATES AV EAST LONGMEADOW MA 01028 GIS ID F_379233_2855510												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	143300		143,300												
												RES LAND		101	95200		95,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Y Field 8 Field 9 Field 10 Assoc Pid#																					
										Total						239,400		239,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
COUSINEAU LAUREN M GIROUX,CHAD R ALBERT MICHAEL J, ALBERT MICHAEL J + SANDRA				18164 0136		01-12-2010		U		I		100		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				16838 0063		07-30-2007		U		I		210,000				2021		101	137,300	2020	101	129,800	2019	101	113,800				
				09018 0340		12-16-1994		U		I		1		1				101	88,100		101	88,100		101	85,500				
				04554 0056		02-21-1978		U		I		0						101	900		101	900		101	900				
																Total		226,300		Total		218,800		Total		200,200			
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																													
FY13 SUB DIV 1091 BK PLANS 362-25 - 39825 SF MORE OR LESS BK 18945 P114 DATED 10-6-2011-INTEGRAL PART OF PARCEL A- 202.1 SF TO PARCEL 12A-7-113 BK 19010 PG 190 DATED 11-23-11-PARCEL B-1																		Appraised BLDG. Value (Card) 143,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 95,200 Special Land Value 0 Total Appraised Parcel Value 239,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 239,400											
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	
195		08-03-2009		12		REROOF		6,755				0				NVC		07-16-2019						334		1		LEFT NOTICE	
126		04-29-2008		54		FENCE		0										01-20-2012						317		16		FIELDREV CHG	
																		12-03-2009						317		15		PERMIT VISIT	
																		12-12-2008						317		15		PERMIT VISIT	
																		04-22-2004						317		14		INSPECTED	
																		04-05-2004						AO		22		MAILER SENT	
																		03-26-2004						316		2		MEASURED	
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				18,780	SF	5.07	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.07	95,200						
Total Card Land Units 0.43 AC Parcel Total Land Area: 0.43																		Total Land Value						95,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.5	1.5	Units	1		
Foundation	3	MASONRY	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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		76.76	
Interior Floor 1	3	HARDWOOD	RCN		227,444	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1919	
Heat Type	5	STEAM	Effective Year Built		1981	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	2		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		63	
Extra Kitchens	0		RCNLD		143,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	457		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	1		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
02	SHED/FR			L	216	7.48	1930	50	0.00	FR	F	0.90	700
02	SHED/FR			L	96	7.48	1930	30	0.00	PR	P	0.75	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	344	1,376		23.85	32,819	
BMT	BASEMENT	0	1,523		19.11	29,098	
EFP	ENCL PORCH	0	136		28.76	3,912	
FFL	1ST FLOOR	1,523	1,523		95.40	145,301	
GAR	GARAGE	0	380		38.16	14,501	
PAT	PATIO	0	380		4.77	1,813	
Ttl Gross Liv / Lease Area		1,867	5,318	2,384		227,444	

