

State Use 101
Print Date 11/3/2021 3:59:28 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW MA 01028 GIS ID F_379965_2853733												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	135300		135,300										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	84300		84,300										
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		219,600		219,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COMEAU RICHARD A COOK STEPHEN H RINKEWICH ELIZABETH				08876 0481		06-30-1994		U		I		103,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				08814 0214		04-28-1994		U		I		215,000		1		2021	101	129,400	2020	101	122,500	2019	101	119,000			
				01808 0507		10-25-1945		U		I		0					101	78,100		101	78,100		101	75,800			
														Total	207,500		Total		200,600		Total		194,800				
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 135,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 84,300 Special Land Value 0 Total Appraised Parcel Value 219,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 219,600											
0001								101				MA															
NOTES																											
SUB DIV 749																											
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								
201700345	02-07-2017	91	INSULATION		2,960		04-29-2016	0	04-29-2016	METAL ROOF ON R	ENCLOSE BREEZE ADDITION				04-29-2016			317	15	PERMIT VISIT							
201502859	11-17-2015	12	REROOF		1,200			100							12-19-2008			317	15	PERMIT VISIT							
185	06-09-2008	1	PORCH		7,887			0							04-29-2004			317	14	INSPECTED							
185A	07-01-1994	MN	Manual Note		5,000										03-24-2004			250	22	MAILER SENT							
														10-25-2003			274	2	MEASURED								
														12-15-1995			107	15	PERMIT VISIT								
														01-18-1995			107	3	MEAS+INSPCTD								
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				15,245 SF	6.14	1.000	5	LAND	0.90	MA	1.00	TOP2		0		1.000	5.53	84,300						
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value							84,300				

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	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		103.46
Interior Floor 1	3	HARDWOOD	RCN		214,694
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	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	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		63
Extra Kitchens	0		RCNLD		135,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		22.92	23,105
BNT	BSMT ENTRY	0	35		6.54	229
EFP	ENCL PORCH	0	121		34.03	4,118
FFL	1ST FLOOR	1,008	1,008		114.38	115,297
GAR	GARAGE	0	308		45.68	14,069
HST	HALF STORY	504	1,008		57.19	57,648
OFF	OPEN PORCH	0	16		14.30	229
Ttl Gross Liv / Lease Area		1,512	3,504	1,877		214,694

