

State Use 104
Print Date 11/3/2021 4:28:04 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW						
LOMASCOLO DONALD W TR LOMASCOLO MARY TR 660 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_380268_2851299				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed									
												RESIDENTL.		104	124500		124,500									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		104	66900		66,900									
				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		191,400		191,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
LOMASCOLO DONALD W TR LOMASCOLO DONALD W WESTERN NEW TAYLOR LOMASCOLO DONALD W TR				23648 0290		01-13-2021		U	I	10		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed			
				06399 0267		02-25-1987		U	I	110,000		2021	104	120,100		2020	104	114,600		2019	104	111,300				
				06041 0054		03-25-1986		U	I	1		104	61,800		2019	104	61,800		2019	104	60,000					
				05865 0297		07-31-1985		U	I	76,000		1B														
								U	I				Total		181,900		Total		176,400		Total		171,300			
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														APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 124,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 66,900 Special Land Value 0 Total Appraised Parcel Value 191,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 191,400												
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								104			MF															
NOTES																										
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			
231		11-01-1991		MN	Manual Note		20,000							ADDITION		04-20-2021					333	14	INSPECTED			
																07-02-2019					334	2	MEASURED			
																01-27-2012					317	16	FIELDREV CHG			
																04-06-2004					317	14	INSPECTED			
																03-22-2004					250	22	MAILER SENT			
																10-14-2003					274	2	MEASURED			
																03-05-1993					131	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	104	TWO FAM		COM				25,623 SF		3.81	0.760	3	LAND	0.90	MF	1.00	CLOC		0			1.000	2.61		66,900	
Total Card Land Units								0.59 AC		Parcel Total Land Area: 0.59								Total Land Value								66,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	2	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	93.56	
Interior Floor 2			RCN	218,401	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1880	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	5		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	124,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	648		21.87	14,175	
EFP	ENCL PORCH	0	63		32.88	2,072	
FFL	1ST FLOOR	956	956		109.04	104,239	
OPF	OPEN PORCH	0	266		11.07	2,944	
PAT	PATIO	0	35		6.23	218	
SFL	2ND FLOOR	864	864		109.04	94,208	
WDK	WOOD DECK	0	39		13.98	545	
Ttl Gross Liv / Lease Area		1,820	2,871	2,003		218,401	

