

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MAGNI PROPERTIES LLC 62 COOLEY AVE EAST LONGMEADOW MA 01028 GIS ID F_374380_2853024												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	69200		69,200												
												RES LAND		101	62800		62,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2700		2,700												
				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										134,700		134,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MAGNI PROPERTIES LLC HERRICK JACOB LAPERLE HERMAN J + RITA B,				22774		0460		07-26-2019		U		I		98,700		1L		Year		Code		Assessed		Year		Code		Assessed	
				18119		0571		12-17-2009		U		I		125,000		1J		2021		101		66,500		2020		101		63,300	
				02274		0410		10-28-1953		U		I		0						101		58,100		101		58,100			
																				101		2,700		101		2,700			
				Total		0.00										Total		127,300		Total		124,100		Total		121,100			
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												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card) 69,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,700 Appraised Land Value (Bldg) 62,800 Special Land Value 0 Total Appraised Parcel Value 134,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 134,700																			
0001						101		MF																					
NOTES																													
TOWN LINE BSCTS HOUSE 90% IN EL 2010 NEW RAILS, DECK & COLUMNS FY2011 ADDRESS CHANGED FROM 339 DWIGHT TO VILLIANOVA ST																													
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	
201303007		11-06-2013		21		SIDING		3,500		04-25-2014		100		04-25-2014		REPLACE OLD NVC OC 12/10/2009 REP		04-25-2014						317		15		PERMIT VISIT	
201102824		10-25-2011		18		CHIMNEY		1,000										05-11-2012						317		15		PERMIT VISIT	
303		12-02-2009		1		PORCH		12,350										01-20-2012						317		16		FIELDREV CHG	
																		01-14-2010						316		15		PERMIT VISIT	
																		04-06-2004						316		3		MEAS+INSPCTD	
																		05-19-1992						170		3		MEAS+INSPCTD	
																08-09-1990						131		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				10,524	SF	8.72	0.760	3	LAND	1.00	MF	1.00					0	TRF3	0.9	1.000	5.97	62,800			
Total Card Land Units								0.24	AC	Parcel Total Land Area: 0.24								Total Land Value										62,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	102.26	
Interior Floor 2	4	CARPET	RCN	144,132	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		Functional Obsol	10	
Bath Style	A	AVERAGE	External Obsol	5	
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	48	
Extra Kitchen St			RCNLD	69,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
01	SHED/MTL			L	81	5.18	1970	50	0.00	FR	A	1.00	200
03	GARAGE	OB	Outbuildi	L	200	28.18	1930	50	0.00	FR	F	0.90	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	840		23.84	20,028
EPF	ENCL PORCH	0	50		35.76	1,788
FFL	1ST FLOOR	840	840		119.22	100,141
OPF	OPEN PORCH	0	176		12.19	2,146
UAT	UNFIN ATTC	0	840		23.84	20,028
Ttl Gross Liv / Lease Area		840	2,746	1,209		144,132

