

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
LAFRATTA ANGELO M LAFRATTA THERESA 4 HOLY CROSS CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	237600		237,600							
												RES LAND		101	69500		69,500							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11200		11,200							
				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#																
GIS ID F_374962_2853779												Total		318,300		318,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
LAFRATTA ANGELO M				03385	0571	12-02-1968	U	I	0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
													2021	101	228,100	2020	101	216,700	2019	101	211,000			
														101	64,400		101	62,500						
														101	11,200		101	11,200						
		Total		303,700		Total		292,300		Total		284,700												
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		MF																
NOTES																								
												Appraised BLDG. Value (Card)										237,600		
												Appraised Xf (B) Value (Bldg)										0		
												Appraised Ob (B) Value (Bldg)										11,200		
												Appraised Land Value (Bldg)										69,500		
												Special Land Value										0		
Total Appraised Parcel Value										318,300														
Valuation Method										C														
Adjustment																								
Net Total Appraised Parcel Value										318,300														
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		
200 96		09-01-1991		MN	Manual Note		10,000								ADDITION POOL		03-21-2018			333	2	MEASURED		
		01-01-1984		MN	Manual Note		04-12-2004	250									22			MAILER SENT				
		04-09-2004	316	2	MEASURED																			
		03-04-1993	131	15	PERMIT VISIT																			
		07-22-1992	131	14	INSPECTED																			
		05-06-1992	107	22	MAILER SENT																			
		08-13-1990	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				10,000	SF	9.15	0.760	3	LAND	1.00	MF	1.00				0		1.000	6.95	69,500
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23				Total Land Value								69,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	91.69	
Interior Floor 2	4	CARPET	RCN	308,553	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1966	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	5		Depreciation Code	GV	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	237,600	
FBM Sqft	827		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	125	7.48	1984	70	0.00	GD	G	1.25	800
11	POOL I-V	OB	Outbuildi	L	512	29.00	1984	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,034		21.88	22,625	
FFL	1ST FLOOR	1,553	1,553		109.30	169,742	
GAR	GARAGE	0	384		43.83	16,832	
OPF	OPEN PORCH	0	45		12.14	546	
PAT	PATIO	0	160		5.46	874	
SFL	2ND FLOOR	864	864		109.30	94,435	
WDK	WOOD DECK	0	227		15.41	3,498	
Ttl Gross Liv / Lease Area		2,417	4,267	2,823		308,553	

