

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MASTRODONATO RICHARD J MASTRODONATO BERNADETTE 15 BIRCHLAND AVE EAST LONGMEADOW MA 01028 GIS ID F_383083_2850761												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	110900		110,900									
												RES LAND		101	93400		93,400									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6100		6,100									
				SUPPLEMENTAL DATA								Total		210,400		210,400										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MASTRODONATO RICHARD J				03993	0195	06-26-1974	U	I	0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
													2021	101	106,200	2020	101	100,200	2019	101	97,900					
														101	86,400		101	86,400		101	83,800					
														101	6,100		101	6,100		101	6,100					
		Total		198,700		Total		192,700		Total		187,800														
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				1,346.86																						
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								101			MA															
NOTES																										
												Appraised BLDG. Value (Card)										110,900				
												Appraised Xf (B) Value (Bldg)										0				
												Appraised Ob (B) Value (Bldg)										6,100				
												Appraised Land Value (Bldg)										93,400				
												Special Land Value										0				
												Total Appraised Parcel Value										210,400				
												Valuation Method										C				
												Adjustment														
												Net Total Appraised Parcel Value										210,400				
												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			
201900349		01-29-2019		91	INSULATION		1,132		06-03-2016		0		06-03-2016		INCL DOOR ADDITION		06-03-2016				317	15	PERMIT VISIT			
201502379		08-12-2015		12	REROOF		9,400										07-11-2014				317	15	PERMIT VISIT			
202102410		06-05-2012		25	WINDOWS		7,552										07-20-2012				317	15	PERMIT VISIT			
334		11-01-1993		MN	Manual Note		39,000										05-25-2004				319	14	INSPECTED			
															04-02-2004		250	22	MAILER SENT							
															03-11-2004		311	2	MEASURED							
															01-31-1995		107	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	101	ONE FAM		RC				14,452	SF	6.46	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.46	93,400	
Total Card Land Units								0.33	AC	Parcel Total Land Area: 0.33								Total Land Value								93,400

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	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	82.12	
Interior Floor 2			RCN	176,027	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	110,900	
FBM Sqft	317		Dep % Ovr		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	345	28.18	1940	60	0.00	AV	A	1.00	5,800
01	SHED/MTL			L	100	5.18	1979	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,056		18.31	19,335	
EFB	ENCL PORCH	0	297		27.46	8,155	
FFL	1ST FLOOR	1,166	1,166		91.63	106,844	
TQS	3/4 STORY	432	576		68.72	39,585	
WDK	WOOD DECK	0	163		12.93	2,108	
Ttl Gross Liv / Lease Area		1,598	3,258	1,921		176,027	

