

State Use 101
Print Date 11/3/2021 8:07:33 PM

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
WATSON LANCELOT V 49 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_385018_2848070												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	106900				106,900								
														RES LAND		101	95200				95,200								
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400				400								
						SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
Total														202,500		202,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
WATSON LANCELOT V BORELAND CASWELL GAST SANDRA NELSON THOMAS C + ALICE C				21471 0061		12-01-2016		U		I		160,000		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				20713 0008		05-21-2015		U		I		134,000		1		2021		101	102,300	2020	101	96,900	2019	101	94,200				
				09458 0038		04-23-1996		U		I		1		1A		101		88,200	101	88,200	101	88,200	101	85,500					
				02527 0547		02-21-1957		U		I		0				101		400	101	400	101	400	101	400					
																Total		190,900	Total	185,500	Total	180,100							
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																									
ASSESSING NEIGHBORHOOD																													
Nbhd			Nbhd Name			B			Tracing			Batch																	
0001									101			MA																	
NOTES																													
CEDAR CLOSET																													
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	
																		11-22-2011						316		14		INSPECTED	
																		11-21-2011						316		2		MEASURED	
																		11-12-2002						274		3		MEAS+INSPCTD	
																		02-11-1992						105		3		MEAS+INSPCTD	
																		09-16-1980						500		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		RA				18,998	SF	5.01	1.000	5	LAND	1.00	MA	1.00				0		1.000	5.01	95,200					
Total Card Land Units								0.44	AC	Parcel Total Land Area: 0.44								Total Land Value								95,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE 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	113.51	
Interior Floor 2	3	HARDWOOD	RCN	187,457	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		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	57	
Extra Kitchen St			RCNLD	106,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
19	PATIO			L	240	5.75	1980	30	0.00	PR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,040		25.63	26,651
EFP	ENCL PORCH	0	247		38.39	9,482
FFL	1ST FLOOR	1,040	1,040		128.13	133,257
GAR	GARAGE	0	352		51.33	18,067
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