

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
LOMASCOLO DONALD W TR LOMASCOLO MARY TR 660 PROSPECT ST  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	013	294600	294,600	
		DRAINAGE		VIEW	COMMUNITY	RES LAND	013	110400	110,400	
						RESIDNTL.	013	1500	1,500	
		SUPPLEMENTAL DATA				COMM LAND	031	5800	5,800	
GIS ID F_386303_2839950		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed	Received NIA Field 8 Field 9 Field 10 Assoc Pid#			Total		412,300	412,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LOMASCOLO DONALD W TR		23648	0284	01-13-2021	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LOMASCOLO DONALD W		03643	0464	11-16-1971	U	I	0		2021	013	283,200	2020	013	269,400	2019	013	262,500
										013	102,400		013	102,400		013	99,600
										013	1,500		013	1,500		013	1,500
										031	5,800		031	5,800		031	5,800
									Total		392,900	Total		379,100	Total		369,400

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				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0001			013	MG										

NOTES										APPRAISED VALUE SUMMARY									
OFFICE IN BASEMENT 40%, WALK-OUT BMT, HOME BUSINESS, FIRE DAMAGE, REPAIRS & TRAILER RENTAL THIS INFO INCLUDED ON 44-25-0 REAR OF PROSPECT OWNED IN COMMON										Appraised BLDG. Value (Card) 294,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 116,200 Special Land Value 0 Total Appraised Parcel Value 412,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 412,300									

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					
239	11-05-1997	7	REMODEL	29,250				REMODEL	04-11-2018			333	2	MEASURED					
215	08-16-1995	4	ADDITION	10,000				ADDITION	10-21-2010			311	3	MEAS+INSPCTD					
									03-24-1999			200	15	PERMIT VISIT					
									01-20-1998			200	3	MEAS+INSPCTD					
									12-28-1995			107	15	PERMIT VISIT					
									06-16-1992			131	14	INSPECTED					
									01-31-1992			131	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	013	RES/COM	RAA				40,000	SF	2.58	1.190	7	LAND	1.00	MG	1.00		0	TRF1	0.9	1.000	2.76	110,400			
1	031	MixComRes	RAA				0.830	AC	7,000	1.000	0		1.00	MG	1.00		0			1.000	7,000	5,800			
Total Card Land Units							1.75	AC	Parcel Total Land Area:				1.75											Total Land Value	116,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			013	RES/COM	100
Roof Structure	1	GABLE	031	MixComRes	0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Adj Base Rate	90.80	
Interior Floor 1	4	CARPET	RCN	354,966	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1960	
Heat Type	1	FORCED H/A	Effective Year Built	2001	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	17	
Extra Fixtures	3		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	294,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	646		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
22	WOOD DK			L	48	9.20	1997	70	0.00	GD	A	1.00	300
41	IMP SHD			L	200	6.90	2008	70	0.00	GD	G	1.25	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,616		24.20	39,104
EFP	ENCL PORCH	0	200		36.32	7,264
FFL	1ST FLOOR	1,736	1,736		121.07	210,171
TQS	3/4 STORY	792	1,056		90.80	95,884
WDK	WOOD DECK	0	149		17.06	2,542
Ttl Gross Liv / Lease Area		2,528	4,757	2,932		354,966

