

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
MASTRANGELO RALPH F MASTRANGELO DEBRA A 42 ORCHARD RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	201900		201,900													
												RES LAND		101	117000		117,000													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2400		2,400													
				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_386417_2857468												Total		321,300		321,300														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
MASTRANGELO RALPH F RICHTER WALTER L				07375 04324		0535 0173		01-26-1990 09-16-1976		U U		I I		200,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
																		2021	101	193,400	2020	101	183,200	2019	101	178,100				
																					101	108,500		101	105,200		101	105,200		
																					101	2,400		101	2,400		101	2,400		
																Total		304,300		Total		294,100		Total		285,700				
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			MG																		
NOTES																														
														Appraised BLDG. Value (Card)														201,900		
														Appraised Xf (B) Value (Bldg)														0		
														Appraised Ob (B) Value (Bldg)														2,400		
														Appraised Land Value (Bldg)														117,000		
														Special Land Value														0		
														Total Appraised Parcel Value														321,300		
														Valuation Method														C		
														Adjustment																
														Net Total Appraised Parcel Value														321,300		
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		
																		05-30-2018						333		3		MEAS+INSPCTD		
																		09-29-2010						311		2		MEASURED		
																		09-12-2002						250		22		MAILER SENT		
																		09-10-2002						274		2		MEASURED		
																		02-13-1992						170		3		MEAS+INSPCTD		
																		01-15-1981						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				27,532	SF	3.57	1.190	7	LAND	1.00	MG	1.00					0			1.000	4.25	117,000				
Total Card Land Units								0.63	AC	Parcel Total Land Area: 0.63								Total Land Value										117,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		95.28
Interior Floor 1	3	HARDWOOD	RCN		288,372
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1968
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		201,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2000	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	160	9.20	2000	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,205		23.58	28,413	
EFB	ENCL PORCH	0	80		35.37	2,829	
FFL	1ST FLOOR	1,205	1,205		117.90	142,064	
GAR	GARAGE	0	624		47.23	29,474	
OPF	OPEN PORCH	0	40		11.79	472	
PAT	PATIO	0	310		6.08	1,886	
TQS	3/4 STORY	706	941		88.45	83,234	
Ttl Gross Liv / Lease Area		1,911	4,405	2,446		288,372	

