

State Use 101
Print Date 11/4/2021 8:53:21 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
MEUNIER WENDI L KONDRACKI ANN D 139 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_390068_2856231												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	136600		136,600						
												RES LAND		101	111700		111,700						
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	3300		3,300						
				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#								Total		251,600		251,600							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MEUNIER WENDI L MEUNIER WENDI L MEUNIER ROBERT, CARABETTA MICHAEL				23701	0160	02-10-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
											2021	101	130,900	2020	101	124,100	2019	101	120,700				
												101	103,700		101	103,700		101	100,900				
												101	3,300		101	3,300		101	3,300				
											Total			237,900		Total		231,100		Total		224,900	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 136,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,300 Appraised Land Value (Bldg) 111,700 Special Land Value 0 Total Appraised Parcel Value 251,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 251,600									
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MG															
NOTES																							
SUB DIV 1008																							
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	
129		05-18-2007		11	POOL		4,000								ABOVE GROUND		07-03-2018			333	3	MEAS+INSPCTD	
278		08-11-2006		4	ADDITION		20,000								ADD DORMER TO		05-08-2018			333	2	MEASURED	
48		01-01-1983		MN	Manual Note										SHED		03-13-2008			350	15	PERMIT VISIT	
																	03-13-2008			317	15	PERMIT VISIT	
																	04-03-2007			250	22	MAILER SENT	
																	03-15-2007			311	3	MEAS+INSPCTD	
																	03-02-2007			311	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	RA				40,000	SF	2.58	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	2.76	110,400
1	101	ONE FAM	RA				0.190	AC	7,000	1.000	0		1.00	MG	1.00			0			1.000	7,000	1,300
Total Card Land Units							1.11	AC	Parcel Total Land Area: 1.11							Total Land Value							111,700

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	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	2	CLAPBOARD	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2	1	DRYWALL	Adj Base Rate		104.90	
Interior Floor 1	4	CARPET	RCN		216,845	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1949	
Heat Type	3	FORCED H/W	Effective Year Built		1981	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	2		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		63	
Extra Kitchens	0		RCNLD		136,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		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	22	69.00	2007	70	0.00	GD	A	1.00	1,100
02	SHED/FR			L	96	7.48	2009	60	0.00	AV	A	1.00	400
02	SHED/FR			L	120	7.48	2015	60	0.00	AV	A	1.00	500
21	PAVILLION/C	OB	Outbuildi	L	144	15.00	2011	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	850		24.03	20,423
EFP	ENCL PORCH	0	200		36.04	7,208
FFL	1ST FLOOR	850	850		120.14	102,115
GAR	GARAGE	0	280		48.05	13,455
PAT	PATIO	0	144		5.84	841
TQS	3/4 STORY	606	808		90.10	72,802
Ttl Gross Liv / Lease Area		1,456	3,132	1,805		216,845

