

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
LECUYER JOHN R JR LECUYER BARBARA J 204 ALLEN STREET EAST LONGMEADOW MA 01028 GIS ID F_391295_2855570												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	225900		225,900																	
												RES LAND		101	90800		90,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900		2,900																	
				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		319,600		319,600																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
LECUYER JOHN R JR WELCH DENNIS M SMART RICHARD M BILTON RICHARD				10405		0103		08-13-1998		U		I		186,500				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				09959		0217		08-11-1997		U		I		172,500				2021		101	216,800	2020	101	211,700	2019	101	206,000							
				05990		0507		01-15-1986		U		I		89,000						101	84,000		101	84,000		101	81,600							
				04989		0331		09-05-1980		U		I		1						101	2,900		101	2,900		101	2,900							
																Total		303,700		Total		298,600		Total		290,500								
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																																		
																APPRAISED VALUE SUMMARY																		
																Appraised BLDG. Value (Card)								225,900										
																Appraised Xf (B) Value (Bldg)								0										
																Appraised Ob (B) Value (Bldg)								2,900										
																Appraised Land Value (Bldg)								90,800										
																Special Land Value								0										
																Total Appraised Parcel Value								319,600										
																Valuation Method								C										
																Adjustment																		
																Net Total Appraised Parcel Value								319,600										
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										
180		08-06-1998		20	WOOD STOVE		500								STOVE IN KITCHEN		04-15-2016					317	3	MEAS+INSPECT										
179		08-06-1998		20	WOOD STOVE		500								STOVE LIVING RO		01-27-2012					317	16	FIELDREV CHG										
68		04-01-1993		17	DECK		3,000										04-06-2007					250	P1	PHONE MESSAG										
5		01-01-1992		9	ALTERATION		5,000										08-24-2006					349	2	MEASURED										
221		09-01-1989		3	GARAGE		10,000										02-19-2000					247	14	INSPECTED										
																	01-18-2000					247	2	MEASURED										
																	02-11-1999					247	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				33,874	SF	2.98		1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.68	90,800								
Total Card Land Units																		0.78	AC	Parcel Total Land Area: 0.78				Total Land Value										90,800

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	1.5						Units	1					
Foundation	2		CONC BLOCK				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							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				90.49		
Interior Floor 1	4		CARPET				RCN				318,167		
Interior Floor 2	2		SOFTWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1981		
Heat Type	1		FORCED H/A				Effective Year Built				1989		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %				29		
Extra Fixtures	2						Functional Obsol						
Total Rooms	7						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	2						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				71		
Extra Kitchens	0						RCNLD				225,900		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	563						Dep Ovr Comment						
FBM Quality	2						Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues	2						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
02	SHED/FR			L	80	7.48	1995	60	0.00	AV	G	1.25	400
02	SHED/FR			L	64	7.48	1995	60	0.00	AV	A	1.00	300
07	POOL A-C	OB	Outbuildi	L	27	69.00	2000	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	196	9.20	2000	60	0.00	AV	A	1.00	1,100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,145		21.39		24,491		
EFP	ENCL PORCH					0	444		32.04		14,224		
FFL	1ST FLOOR					2,201	2,201		106.95		235,390		
GAR	GARAGE					0	576		42.70		24,598		
OFF	OPEN PORCH					0	114		10.32		1,176		
STG	STORAGE					0	288		42.70		12,299		
WDK	WOOD DECK					0	400		14.97		5,989		
Ttl Gross Liv / Lease Area						2,201	5,168	2,975			318,167		

