

State Use 101
Print Date 11/4/2021 9:12:48 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
FRADETTE MICHEL ROYER DIANE M 23 PEACH TREE RD EAST LONGMEADOW MA 01028 GIS ID F_391264_2851034												Description		Code		Appraised			Assessed			1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		161800			161,800																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		106400			106,400																		
												RESIDNTL.		101		26700			26,700																		
				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					294,900			294,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FRADETTE MICHEL				05673 0385		09-04-1984		U		I		65,500				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
																2021		101		155,200		2020		101		147,300		2019		101		143,400					
																		101		99,200				101		99,200				101		96,800					
																		101		26,700				101		26,700				101		26,700					
Total										281,100		Total		273,200		Total		266,900																			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int											
Total						0.00																															
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 161,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 26,700 Appraised Land Value (Bldg) 106,400 Special Land Value 0 Total Appraised Parcel Value 294,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 294,900																					
Nbhd		Nbhd Name				B				Tracing				Batch																							
0001										101				NV																							
NOTES																																					
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									
202102269		07-06-2021		91		INSULATION		5,018				0				BDRM & BTHRM FIRE REPAR		05-30-2018						333		2		MEASURED									
307		11-07-2003		20		WOOD STOVE		100						04-04-2007				250		P1								PHONE MESSAG									
80		04-11-2002		4		ADDITION		20,000						10-18-2006				311		2								MEASURED									
53		03-01-1987		MN		Manual Note		240						02-10-2004				311		15								PERMIT VISIT									
														02-25-2003				274		15								PERMIT VISIT									
														01-04-2000				247		3								MEAS+INSPCTD									
														02-05-1981		500		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	1.240	8		LAND	0.75	NG	1.00	TOP3			0			1.000	2.4	96,000											
1	101	ONE FAM		RA				1.490	AC	7,000	1.000	0			1.00	NG	1.00				0			1.000	7,000	10,400											
																		Total Card Land Units 2.41 AC Parcel Total Land Area: 2.41										Total Land Value 106,400									

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	3	ALUMINUM	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		97.84
Interior Floor 1	4	CARPET	RCN		256,763
Interior Floor 2	10	PARQUET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		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		161,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	816		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	32	7.48	1965	50	0.00	FR	A	1.00	100
40	LEAN-TO			L	160	5.75	1996	60	0.00	AV	A	1.00	600
03	GARAGE	OB	Outbuildi	L	400	28.18	2000	70	0.00	GD	A	1.00	7,900
03	GARAGE	OB	Outbuildi	L	300	28.18	1965	60	0.00	AV	A	1.00	5,100
03	GARAGE	OB	Outbuildi	L	500	28.18	1965	60	0.00	AV	A	1.00	8,500
07	POOL A-C	OB	Outbuildi	L	21	69.00	1994	60	0.00	AV	A	1.00	900
06	CARPORT			L	288	8.63	1990	50	0.00	FR	F	0.90	1,100
22	WOOD DK			L	160	9.20	1994	70	0.00	GD	A	1.00	1,000
02	SHED/FR			L	168	7.48	1990	60	0.00	AV	A	1.00	800
41	IMP SHD			L	128	6.90	1996	60	0.00	AV	G	1.25	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,632		22.98	37,502	
FFL	1ST FLOOR	1,872	1,872		115.04	215,350	
WDK	WOOD DECK	0	240		16.30	3,911	
Ttl Gross Liv / Lease Area		1,872	3,744	2,232		256,763	

