

State Use 101
Print Date 11/4/2021 9:15:10 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
BECHARD JOHN P 277 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_391573_2849153												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		151600		151,600																		
												RES LAND		101		105100		105,100																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		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#																												
												Total		257,100		257,100																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
BECHARD JOHN P SCHUERER JOANNE T + BRIAN SCHELB MADELEINE A + SCHELB MADELEINE A LAVALLEE				09914		0539		06-30-1997		U		I		103,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed		
				09115		0297		04-27-1995		U		I		1		1A		2021		101		145,200		2020		101		137,500		2019		101		131,600		
				08252		0291		11-24-1992		U		I		1		1A				101		97,000				101		97,000		101		94,500				
				07160		0263		05-05-1989		U		I		1		1A				101		400				101		400		101		400				
				06728		0090		01-08-1988		U		I		2,000		1A																				
				Total		0.00												Total		242,600		Total		234,900		Total		226,500								
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														Appraised BLDG. Value (Card)										151,600						
														Appraised Xf (B) Value (Bldg)										0												
														Appraised Ob (B) Value (Bldg)										400												
														Appraised Land Value (Bldg)										105,100												
														Special Land Value										0												
														Total Appraised Parcel Value										257,100												
														Valuation Method										C												
														Adjustment																						
														Net Total Appraised Parcel Value										257,100												
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								
38		02-08-2010		4		ADDITION		10,000								DORMER W/2ND FL		08-15-2019						334		3		MEAS+INSPCTD								
298		12-15-1999		12		REROOF		4,000								NVC		03-09-2012						317		15		PERMIT VISIT								
																		01-21-2011						317		15		PERMIT VISIT								
																		06-22-2006						311		2		MEASURED								
																		01-19-2000						247		15		PERMIT VISIT								
																		01-03-2000						247		3		MEAS+INSPCTD								
																		02-05-1981						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				27,007	SF	3.63	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.89	105,100											
Total Card Land Units																		0.62		AC	Parcel Total Land Area: 0.62				Total Land Value										105,100	

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	103.92	
Interior Floor 2	6	CERAMIC TL	RCN	216,580	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	151,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	80	9.20	1998	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	832		23.31	19,392	
EFP	ENCL PORCH	0	96		35.29	3,388	
FFL	1ST FLOOR	832	832		116.82	97,192	
GAR	GARAGE	0	308		46.65	14,369	
STG	STORAGE	0	140		46.73	6,542	
TQS	3/4 STORY	624	832		87.61	72,894	
WDK	WOOD DECK	0	168		16.69	2,804	
Ttl Gross Liv / Lease Area		1,456	3,208	1,854		216,580	

