

State Use 101
Print Date 11/9/2021 7:45:25 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MORNEAU JEFFREY S MORNEAU KATHLEEN B 77 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385813_2857095												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	433900		433,900										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	141900		141,900										
												RESIDNTL.		101	20300		20,300										
				SUPPLEMENTAL DATA										Total		596,100		596,100									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MORNEAU JEFFREY S MESSENGER MICHELE L, MESSINGER,THOMAS J CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				18851	0464	07-22-2011	U	I	469,000		1	1	2021	101	417,500	2020	101	397,800	2019	101	387,900						
				14744	0129	01-04-2005	U	I	1		1P																
				11458	0523	12-28-2000	U	V	75,000		1P																
				03336	0247	05-13-1968	U	V	1		1E																
				00000	0000		U		0																		
				Total		0.00						Total		569,500		Total		549,800		Total		536,100					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount																Comm Int	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	81.20	
Interior Floor 1	3	HARDWOOD	RCN	461,617	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2001	
Heat Type	1	FORCED H/A	Effective Year Built	2012	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	94	
Extra Kitchens	0		RCNLD	433,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1244		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
11	POOL I-V	OB	Outbuildi	L	954	29.00	2001	70	0.00	GD	A	1.00	19,400
02	SHED/FR			L	180	7.48	2008	70	0.00	GD	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	94	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,659		24.93	41,354	
CFL	CATHEDRAL CE	240	240		128.19	30,766	
FFL	1ST FLOOR	1,419	1,419		124.56	176,750	
GAR	GARAGE	0	691		49.75	34,378	
HST	HALF STORY	260	520		62.28	32,385	
OPF	OPEN PORCH	0	204		12.21	2,491	
SFL	2ND FLOOR	64	64		124.56	7,972	
TQS	3/4 STORY	1,088	1,450		93.46	135,521	
Ttl Gross Liv / Lease Area		3,071	6,247	3,706		461,617	

