

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
COUTINHO ERIC LAPPIN COUTINHO MOIRA L 39 CANTERBURY CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	357500		357,500												
												RES LAND		101	128200		128,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20100		20,100												
				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#																					
GIS ID F_379860_2843641												Total		505,800		505,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
COUTINHO ERIC SINGH ROHIT BURDICK RICK J, DAVIS JOHN H + STEPHEN A, ASM & CO INC				22309		0488		08-10-2018		Q		I		435,000		00		Year		Code		Assessed		Year		Code		Assessed	
				19283		0272		05-31-2012		U		I		427,250		00		2021		101		342,900		2020		101		329,000	
				13130		0405		04-23-2003		U		V		57,500		1B				101		118,600		2019		101		115,400	
				09348		0266		12-27-1995		U		V		745,000		1				101		20,100							
				00000		0000				U				0				Total		481,600		Total		447,600		Total		435,600	
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		800.00																							
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name				B				Tracing				Batch													
0001								101				NG																	
NOTES																													
SUB DIV 868 PHASE 4																													
																Appraised BLDG. Value (Card)								357,500					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								20,100					
																Appraised Land Value (Bldg)								128,200					
																Special Land Value								0					
																Total Appraised Parcel Value								505,800					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								505,800					
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	
202001347		04-24-2020		11		POOL		71,256		07-03-2020		100		07-03-2020		18X44 INGROUND		07-03-2020						334		15		PERMIT VISIT	
201302038		05-28-2013		7		REMODEL		7,850		05-30-2014		100		05-30-2014		FIN BMT 400 SQ FT		05-30-2014						317		15		PERMIT VISIT	
240		08-04-2008		1		PORCH		7,750				0				12' X 14' SCREENE		01-09-2009						317		15		PERMIT VISIT	
103		05-14-2003		2		DWELLING		167,000								OC 9/18/2003		05-04-2006						105		16		FIELDREV CHG	
																		02-04-2004						311		14		INSPECTED	
																		01-21-2004						296		2		MEASURED	
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	1.00	NG	1.00					0			1.000	3.2	128,000			
1	101	ONE FAM		RA				0.030	AC	7,000	1.000	0		1.00	NG	1.00					0			1.000	7,000	200			
Total Card Land Units								0.95	AC	Parcel Total Land Area: 0.95												Total Land Value				128,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	84.23	
Interior Floor 2	3	HARDWOOD	RCN	397,269	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	5		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	357,500	
FBM Sqft	400		Dep % Ovr		
FBM Quality	4		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
SHW	Solar Hot Wa			B	1	1.00	2009	90	1.00	AV	A	1.00	0
11	POOL I-V	OB	Outbuildi	L	792	29.00	2020	70	0.00	GD	G	1.25	20,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,524		22.59	34,432	
CFL	CATHEDRAL CE	384	384		116.42	44,705	
FFL	1ST FLOOR	1,158	1,158		112.89	130,730	
GAR	GARAGE	0	480		45.16	21,675	
HST	HALF STORY	240	480		56.45	27,094	
OPF	OPEN PORCH	0	18		12.54	226	
OSP	SCRN PORCH	0	192		17.05	3,274	
PAT	PATIO	0	288		5.49	1,580	
SFL	2ND FLOOR	1,176	1,176		112.89	132,762	
WDK	WOOD DECK	0	48		16.46	790	
Ttl Gross Liv / Lease Area		2,958	5,748	3,519		397,269	

