

State Use 101
Print Date 11/9/2021 8:38:15 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
RAVOSA MICHAEL D RAVOSA THERESA A 31 WINDSOR LN EAST LONGMEADOW MA 01028 GIS ID F_380582_2842920												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	437700		437,700																				
												RES LAND		101	143500		143,500																				
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	2600		2,600																				
				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		583,800		583,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
RAVOSA MICHAEL D DAVIS JOHN + STEPHEN A, ASM + CO INC				16622		0004		04-12-2007		U		V		100,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				09348		0266		12-27-1995		U		V		745,000				2021	101	419,900	2020	101	402,800	2019	101	392,000											
				00000		0000				U				0					101	132,900		101	132,900		101	128,800											
																			101	2,600		101	2,600		101	2,600											
																		Total		555,400		Total		538,300		Total		523,400									
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 VALUE SUMMARY																			
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)										437,700													
0001								101			NV			Appraised Xf (B) Value (Bldg)										0													
										NOTES										Appraised Ob (B) Value (Bldg)										2,600							
AREA PER SURVEY FY 86 95 SALE INCLUDES										TO ATB HEARING										Appraised Land Value (Bldg)										143,500							
20-7-0, 18-35-0,18-34-0,19-10-0 -SUB																				Special Land Value										0							
924-47.845 AC. TAKEN FROM 20-7-0.-SUB																				Total Appraised Parcel Value										583,800							
DIV 971 PHASE VIII (08 PERMIT = 74' X																				Valuation Method										C							
53' COLONIAL W/ATTACHED THREE CAR																				Adjustment																	
GARAGE).-FY11 ABT DENIED/SETTLED PRIOR																				Net Total Appraised Parcel Value										583,800							
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													
201103042		12-09-2011		9	ALTERATION		8,000								ENTRY DOOR NVC		06-01-2012					317	15	PERMIT VISIT													
61		03-11-2008		2	DWELLING		207,200								OC 10/28/2008 S		04-26-2011					250	24	ABATEMENT VI													
																	12-11-2009					317	15	PERMIT VISIT													
																	12-11-2009					317	14	INSPECTED													
																	12-03-2009					317	15	PERMIT VISIT													
																	10-31-2008					317	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				37,656 SF		2.72		1.400	9	LAND	1.00	NV	1.00			0			1.000	3.81	143,500												
Total Card Land Units																		0.86		AC		Parcel Total Land Area:		0.86		Total Land Value										143,500	

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		Units	1	
Foundation	1	CONCRETE	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		74.26
Interior Floor 1	3	HARDWOOD	RCN		470,609
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2008
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		7
Extra Fixtures	4		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		93
Extra Kitchens	0		RCNLD		437,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
19	PATIO			L	513	5.75	2009	70	0.00	GD	G	1.25	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,838		21.26	39,067
CFL	CATHEDRAL CE	556	556		109.41	60,830
FFL	1ST FLOOR	1,282	1,282		106.16	136,098
GAR	GARAGE	0	724		42.52	30,787
HST	HALF STORY	98	196		53.08	10,404
OPF	OPEN PORCH	0	180		10.62	1,911
SFL	2ND FLOOR	1,804	1,804		106.16	191,513
Ttl Gross Liv / Lease Area		3,740	6,580	4,433		470,609

