

Property Location

75 GATES AV

Map ID

12A/ 6/ 115/ /

Bldg Name

State Use

101

Vision ID

122

Account #

125

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:35:01

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
COUSINEAU LAUREN M 75 GATES AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	162400	162,400											
						RES LAND	101	104600	104,600											
						RESIDNTL.	101	900	900											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Y Field 8 Field 9 Field 10 Assoc Pid#														
GIS ID F_379233_2855510						Total				267,900		267,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
COUSINEAU LAUREN M GIROUX,CHAD R ALBERT MICHAEL J, ALBERT MICHAEL J + SANDRA		18164	0136	01-12-2010	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		16838	0063	07-30-2007	U	I	210,000		2022	101	143,300	2021	101	137,300	2020	101	129,800			
		09018	0340	12-16-1994	U	I	1	1		101	95,200		101	88,100		101	88,100			
		04554	0056	02-21-1978	U	I	0			101	900		101	900		101	900			
		Total						Total		239,400		Total		226,300		Total 218,800				
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																				
Nbhd		Nbhd Name		Tracing		Batch														
0001				101		MA														
NOTES																				
FY13 SUB DIV 1091 BK PLANS 362-25 - 39825 SF MORE OR LESS BK 18945 P114 DATED 10-6-2011-INTEGRAL PART OF PARCEL A- 202.1 SF TO PARCEL 12A-7-113 BK 19010 PG 190 DATED 11-23-11-PARCEL B-1																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
195	08-03-2009	12	REROOF	6,755				NVC	07-16-2019			334	1	LEFT NOTICE						
126	04-29-2008	54	FENCE	0		0			01-20-2012			317	16	FIELDREV CHG						
									12-03-2009			317	15	PERMIT VISIT						
									12-12-2008			317	15	PERMIT VISIT						
									04-22-2004			317	14	INSPECTED						
									04-05-2004			AO	22	MAILER SENT						
									03-26-2004			316	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	RC				18,780 SF	5.57	1.000	5	LAND	1.00	MA	1.00		0	1.000	5.57	104,600	
Total Card Land Units							0.43	AC	Parcel Total Land Area: 0.43							Total Land Value				104,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
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	87.45	
Interior Floor 2			RCN	257,797	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1919	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	37	
Total Rooms	6		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	63	
Extra Kitchen St			RCNLD	162,400	
FBM Sqft	457		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	216	7.48	1930	50	0.00	FR	F	0.90	700
02	SHED/FR			L	96	7.48	1930	30	0.00	PR	P	0.75	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	344	1,376		26.73	36,782
BMT	BASEMENT	0	1,523		21.41	32,612
EFP	ENCL PORCH	0	136		53.46	7,271
FFL	1ST FLOOR	1,523	1,523		106.93	162,847
GAR	GARAGE	0	380		42.77	16,253
PAT	PATIO	0	380		5.35	2,032
Ttl Gross Liv / Lease Area		1,867	5,318			257,797

