

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																										
NADEAU MELINDA 77 MAPLESHADE AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	203000		203,000																					
												RES LAND		101	93400		93,400																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13300		13,300																					
				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_381084_2853268												Total		309,700		309,700																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																						
NADEAU MELINDA BERTUCCIOLI LUCA BERARD BERNARD F, CALHOUN MARK R,HEIRS & DEVISEES OF TORRICELLI MADELINE E,				22666		0493		05-15-2019		Q		I		285,000		00		Year		Code		Assessed		Year		Code		Assessed										
				12596		0235		09-27-2002		U		I		190,000				2022		101		181,100		2021		101		174,000										
				11851		0075		09-05-2001		U		I		120,000						101		85,000				101		78,700										
				10511		0277		11-02-1998		U		I		83,000						101		13,300				101		13,300										
				04942		0205		05-16-1980		U		I		0												101		13,300										
																Total		279,400		Total		266,000		Total		257,000												
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																																						
												Appraised BLDG. Value (Card)								203,000																		
												Appraised Xf (B) Value (Bldg)								0																		
												Appraised Ob (B) Value (Bldg)								13,300																		
												Appraised Land Value (Bldg)								93,400																		
												Special Land Value								0																		
												Total Appraised Parcel Value								309,700																		
												Valuation Method								C																		
												Adjustment																										
												Net Total Appraised Parcel Value								309,700																		
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										
201702762		10-19-2017		8		RENOVATION		273,000		05-29-2019		100		05-29-2019		RESTORE FIRE DA		05-29-2019						400		3		MEAS+INSPCTD										
323		11-19-2002		3		GARAGE		26,100				100				RF,SDNG,WNDS,PR		05-22-2019						334		15		PERMIT VISIT										
60		04-02-2002		42		REPAIRS		20,000				100						06-18-2018						333		15		PERMIT VISIT										
																		03-01-2018						333		15		PERMIT VISIT										
																				06-21-2017						317		15		PERMIT VISIT								
																		01-13-2017						119		2		MEASURED										
																		01-30-2004						311		15		PERMIT VISIT										
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		RB				17,141	SF	6.06		1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	5.45		93,400										
																		Total Card Land Units				0.39		AC	Parcel Total Land Area: 0.39				Total Land Value								93,400	

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	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	3	HARDWOOD	Adj Base Rate	91.53	
Interior Floor 2	2	SOFTWOOD	RCN	244,595	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1895	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	1		Year Remodeled	2018	
Extra Fixtures	1		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	203,000	
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
03	GARAGE	OB	Outbuildi	L	672	28.18	2003	70	0.00	GD	A	1.00	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	924		23.58	21,786	
EFB	ENCL PORCH	0	42		58.88	2,473	
FFL	1ST FLOOR	924	924		117.76	108,814	
OPF	OPEN PORCH	0	231		11.73	2,709	
SFL	2ND FLOOR	924	924		117.76	108,814	
Ttl Gross Liv / Lease Area		1,848	3,045			244,595	

