

State Use 101
Print Date 12/12/2022 11:39:55

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
DUBOIS ADAM J DUBOIS ANGELA 103 GATES AV EAST LONGMEADOW MA 01028 GIS ID F_379187_2855852 Mailed																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	146100		146,100																				
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	98600		98,600																				
														RESIDNTL.		101	6100		6,100																				
						SUPPLEMENTAL DATA																																	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		250,800		250,800																					
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
DUBOIS ADAM J OSHEI PATRICK M O SHEI PATRICK M GENTILE						24007	0030	07-19-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
													2022	101	129,600	2021	101	124,300	2020	101	105,900																		
														101	89,700		101	83,000		101	83,000																		
														101	6,100		101	6,100		101	6,100																		
													Total		225,400		Total		213,400		Total		195,000																
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																								APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 146,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,100 Appraised Land Value (Bldg) 98,600 Special Land Value 0 Total Appraised Parcel Value 250,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 250,800															
Nbhd		Nbhd Name				Tracing				Batch																													
0001						101				MA																													
NOTES																																							
																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			
202102663		08-25-2021		12	REROOF		5,505		06-13-2022		100	06-13-2022		GARAGE ROOF		06-01-2020			400	15	PERMIT VISIT																		
202000002		01-02-2020		14	MIN ALT		31,000		06-01-2020		100	06-01-2020		TREE FELL ON RO		06-12-2015			317	16	FIELDREV CHG																		
																03-26-2004			316	3	MEAS+INSPECTD																		
																09-26-1990			131	11	ENTRY DENIED																		
																05-09-1980			500	3	MEAS+INSPECTD																		
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				5,000	SF	19.72	1.000	5	LAND	1.00	MA	1.00				0		1.000	19.72	98,600															
Total Card Land Units								0.11	AC	Parcel Total Land Area: 0.11								Total Land Value								98,600													

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	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	93.25	
Interior Floor 2			RCN	208,770	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1900	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	146,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	360	28.18	1920	60	0.00	AV	A	1.00	6,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	788		21.36	16,829	
FFL	1ST FLOOR	864	864		106.52	92,029	
OFP	OPEN PORCH	0	30		10.65	320	
OSP	SCRN PORCH	0	128		15.81	2,024	
SFL	2ND FLOOR	728	728		106.52	77,543	
UAT	UNFIN ATTC	0	728		21.36	15,551	
WDK	WOOD DECK	0	210		21.30	4,474	
Ttl Gross Liv / Lease Area		1,592	3,476			208,770	

