

State Use 101
Print Date 12/12/2022 3:00:22 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW MA 01028 GIS ID F_379965_2853733												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	151600		151,600										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	92700		92,700										
				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		244,300		244,300							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COMEAU RICHARD A COOK STEPHEN H RINKEWICH ELIZABETH				08876 0481		06-30-1994		U		I		103,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				08814 0214		04-28-1994		U		I		215,000		1		2022	101	135,300	2021	101	129,400	2020	101	122,500			
				01808 0507		10-25-1945		U		I		0					101	84,300		101	78,100		101	78,100			
				Total										Total		219,600		Total		207,500		Total		200,600			
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				0.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MA																	
NOTES																											
SUB DIV 749																				Appraised BLDG. Value (Card)				151,600			
																				Appraised Xf (B) Value (Bldg)				0			
																				Appraised Ob (B) Value (Bldg)				0			
																				Appraised Land Value (Bldg)				92,700			
																				Special Land Value				0			
																				Total Appraised Parcel Value				244,300			
																				Valuation Method				C			
																				Adjustment							
																				Net Total Appraised Parcel Value				244,300			
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				
201700345		02-07-2017		91	INSULATION		2,960		04-29-2016		0		04-29-2016		METAL ROOF ON R		04-29-2016				317	15	PERMIT VISIT				
201502859		11-17-2015		12	REROOF		1,200				100				ENCLOSE BREEZE		12-19-2008				317	15	PERMIT VISIT				
185		06-09-2008		1	PORCH		7,887				0				ADDITION		04-29-2004				317	14	INSPECTED				
185A		07-01-1994		MN	Manual Note		5,000										03-24-2004				250	22	MAILER SENT				
																	10-25-2003				274	2	MEASURED				
																	12-15-1995				107	15	PERMIT VISIT				
																	01-18-1995				107	3	MEAS+INSPCTD				
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				15,245 SF		6.76	1.000	5	LAND	0.90	MA	1.00	TOP2		0		1.000	6.08	92,700					
Total Card Land Units							0.35 AC	Parcel Total Land Area: 0.35							Total Land Value							92,700					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		115.72
Interior Floor 1	3	HARDWOOD	RCN		240,599
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		151,600
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	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		25.35	25,553
BNT	BSMT ENTRY	0	35		7.23	253
EFP	ENCL PORCH	0	121		63.77	7,716
FFL	1ST FLOOR	1,008	1,008		126.50	127,510
GAR	GARAGE	0	308		50.52	15,559
HST	HALF STORY	504	1,008		63.25	63,755
OPF	OPEN PORCH	0	16		15.81	253
Ttl Gross Liv / Lease Area		1,512	3,504			240,599

