

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																						
COOMBS TONI K 94 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_381650_2852137												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	178000		178,000																																	
												RES LAND		101	91200		91,200																																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100		4,100																																	
				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		273,300		273,300																																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																		
COOMBS TONI K SCIBELLI MARCO A MARTINEZ ERIKA WING DAVID S WING STANTON D				23659		0045		01-20-2021		Q		I		273,800		00		Year		Code		Assessed		Year		Code		Assessed																						
				23353		0211		08-07-2020		U		I		150,000		1		2022		101		161,200		2021		101		109,100																						
				20373		0415		08-01-2014		Q		I		167,000		00				101		82,800				101		76,700																						
				20183		0383		02-03-2014		U		I		100		1A				101		4,100				101		4,100																						
				04452		0294		07-15-1977		U		I		0																																				
																Total		248,100		Total		189,900		Total		184,100																								
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						Tracing				Batch		Appraised BLDG. Value (Card)																																				
0001								101				MA		Appraised Xf (B) Value (Bldg)																																				
																Appraised Ob (B) Value (Bldg)																																		
																Appraised Land Value (Bldg)																																		
																Special Land Value																																		
																Total Appraised Parcel Value																																		
																Valuation Method																																		
																Adjustment																																		
																Net Total Appraised Parcel Value																																		
																273,300																																		
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																						
202201101		03-30-2022		91		INSULATION		7,000				0						02-08-2021						400		16		FIELDREV CHG																						
202002461		09-03-2020		4		ADDITION		15,500				100		11-12-2020		BUILD 2ND FLR DO		05-14-2018						333		3		MEAS+INSPCTD																						
246		08-24-2000		5		DEMOLITION		1,000								RMV. GRGE.		04-08-2004						317		14		INSPECTED																						
																		03-24-2004						250		22		MAILER SENT																						
																		10-24-2003						274		2		MEASURED																						
																		01-18-2001						247		15		PERMIT VISIT																						
																		02-03-1992						131		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				11,226	SF	9.02	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	8.12	91,200																								
																		Total Card Land Units										0.26	AC	Parcel Total Land Area: 0.26										Total Land Value										91,200

Property Location 94 ELM ST
Vision ID 1859

Account # 1895

Map ID 26/ 71/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 3:38:50 P

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	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		122.65	
Interior Floor 1	3	HARDWOOD	RCN		231,210	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1955	
Heat Type	3	FORCED H/W	Effective Year Built		1998	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	4		Remodel Rating		04	
Full Baths	2		Year Remodeled		2020	
Half Baths	0		Depreciation %		23	
Extra Fixtures	1		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		77	
Extra Kitchens	0		RCNLD		178,000	
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				

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	240	28.18	2010	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		28.58	26,755	
FFL	1ST FLOOR	936	936		143.08	133,919	
HST	HALF STORY	468	936		71.54	66,959	
PAT	PATIO	0	495		7.23	3,577	
Ttl Gross Liv / Lease Area		1,404	3,303			231,210	

