

State Use 101
Print Date 12/12/2022 4:04:33 P

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LAVOIE JOSEPH O SR LAVOIE EDNA M 17 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382470_2850678												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	157000		157,000													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	105900		105,900													
												RESIDNTL.		101	2100		2,100													
				SUPPLEMENTAL DATA						Alt Prcl ID		Received																		
SP Permit								NIA																						
Chapter Land								Field 8																						
OC Dates								Field 9																						
In+Ex FY								Field 10																						
Mailed								Assoc Pid#						Total		265,000		265,000												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
LAVOIE JOSEPH O SR US BANK NATIONAL ASSOC TR CLIFFORD JILL A DEMARS JOSEPH, CLIFFORD,JILL A				22815	0453	08-22-2019	U	I	170,000		1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				22407	0061	10-18-2018	U	I	236,592		1L	2022	101	140,500	2021	101	134,800	2020	101	127,900										
				18616	0521	12-31-2010	U	I	1		1A	101	96,400		101	89,100		101	89,100											
				16279	0221	10-25-2006	U	I	290,000			101	2,100		101	2,100		101	2,100											
				11933	0468	10-22-2001	U	I	169,500			Total	239,000		Total	226,000		Total	219,100											
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																
														Appraised BLDG. Value (Card)				157,000												
														Appraised Xf (B) Value (Bldg)				0												
														Appraised Ob (B) Value (Bldg)				2,100												
														Appraised Land Value (Bldg)				105,900												
														Special Land Value				0												
														Total Appraised Parcel Value				265,000												
														Valuation Method				C												
														Adjustment																
														Net Total Appraised Parcel Value				265,000												
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		
201903334		12-01-2019		91		INSULATION		5,200				0				ALTER		01-16-2015						317		2		MEASURED		
16		01-01-1992		MN		Manual Note		4,000										03-22-2004						250		22		MAILER SENT		
																		10-02-2003						274		2		MEASURED		
																		02-17-1993						131		15		PERMIT VISIT		
																		07-24-1992						131		14		INSPECTED		
																		05-18-1992						131		1		LEFT NOTICE		
																		01-17-1992						107		22		MAILER SENT		
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				22,116	SF	4.79		1.000	5	LAND	1.00	MA	1.00			0				1.000	4.79		105,900			
Total Card Land Units								0.51		AC	Parcel Total Land Area: 0.51								Total Land Value										105,900	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Basement Floor							
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys	1.00						
Stories	1.75		1 3/4 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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate						116.79	
Interior Floor 1	4		CARPET			RCN						249,219	
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built						1940	
Heat Type	1		FORCED H/A			Effective Year Built						1984	
AC Type	03		FULL			Depreciation Code						AG	
Bedrooms	3					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %						37	
Extra Fixtures	0					Functional Obsol							
Total Rooms	5					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						157,000	
Extra Kitchen St						Dep % Ovr							
FBM Sqft	390					Dep Ovr Comment							
FBM Quality	3					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
02	SHED/FR			L	468	7.48	1953	60	0.00	AV	A	1.00	2,100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	780		26.88		20,970		
EFP	ENCL PORCH					0	106		67.21		7,124		
FFL	1ST FLOOR					780	780		134.42		104,849		
GAR	GARAGE					0	528		53.72		28,363		
OPF	OPEN PORCH					0	81		13.28		1,075		
PAT	PATIO					0	267		6.54		1,747		
TQS	3/4 STORY					585	780		100.82		78,637		
WDK	WOOD DECK					0	240		26.88		6,452		
Ttl Gross Liv / Lease Area						1,365	3,562				249,219		

