

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
BECKER TIMOTHY J BECKER MEAGHAN A 39 LOMBARD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	198600		198,600																		
												RES LAND		104	77100		77,100																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	6400		6,400																		
				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_375878_2855094												Total		282,100		282,100																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
BECKER TIMOTHY J SCHROETER ROBERT J VERTERAMO MICHAEL FARRELL,JOANNE C VERTERAMO PAUL JR + JOANNE,				23712		0595		02-17-2021		Q		I		299,900		00		Year		Code		Assessed		Year		Code		Assessed							
				22539		0070		01-29-2019		U		I		150,000		1		2022		104		179,200		2021		104		172,700		2020		104		164,600	
				12467		0185		07-24-2002		U		I		55,000		1A				104		70,100		104		65,000		104		65,000					
				11764		0066		07-20-2001		U		I		1		1A				104		6,400		104		5,300		104		5,300					
				11496		0282		02-02-2001		U		I		1		1A		Total		255,700		Total		243,000		Total		234,900							
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						104		MF																											
NOTES																																			
SUB DIV #679																Appraised BLDG. Value (Card)										198,600									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										6,400									
																Appraised Land Value (Bldg)										77,100									
																Special Land Value										0									
																Total Appraised Parcel Value										282,100									
																Valuation Method										C									
																Adjustment																			
																Net Total Appraised Parcel Value										282,100									
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							
202201794		05-18-2022		4		ADDITION		5,500				0				EXTERIOR 6 X 6 LA		04-20-2021						333		14		INSPECTED							
																		03-12-2018						333		2		MEASURED							
																		03-24-2004						250		22		MAILER SENT							
																		11-04-2003						274		2		MEASURED							
																		07-15-1992						131		14		INSPECTED							
																		07-03-1990						131		2		MEASURED							
																		05-28-1980						500		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	104	TWO FAM		RC				11,625	SF	8.73	0.760	3	LAND	1.00	MF	1.00					0		1.000	6.63		77,100									
Total Card Land Units																0.27	AC	Parcel Total Land Area:		0.27	Total Land Value										77,100				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.50	2 1/2 STORIES	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		97.26
Interior Floor 2	4	CARPET	RCN		283,779
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1910
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	11		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		198,600
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	420	28.18	1930	60	0.00	AV	F	0.90	6,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	951		21.81	20,746	
FFL	1ST FLOOR	1,257	1,257		109.19	137,249	
OFP	OPEN PORCH	0	266		11.08	2,948	
SFL	2ND FLOOR	951	951		109.19	103,838	
UAT	UNFIN ATTC	0	870		21.84	18,999	
Ttl Gross Liv / Lease Area		2,208	4,295			283,779	

