

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
LONCAR DAVID LUKE 69 LOMBARD AV EAST LONGMEADOW MA 01028 GIS ID F_375786_2854606												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	210000		210,000														
												RES LAND		101	77500		77,500														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10100		10,100														
				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						297,600				297,600																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
LONCAR DAVID LUKE KIRCHNER DOMINIC II TR SPINKS MARGARET A SPINKS J S E LAWRENCE				23586 0336		12-11-2020		U		I		280,000		1V		Year		Code	Assessed		Year		Code	Assessed							
				23136 0508		03-20-2020		U		I		74,000		1V		2022		101	188,300		2021		101	102,000							
				08346 0130		02-24-1993		U		I		1		1A				101	70,400				101	65,300							
				05962 0449		12-10-1985		U		I		0		1A				101	10,100				101	3,500							
																Total		268,800		Total		170,800		Total		168,600					
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				104				MF																							
NOTES																															
																Appraised BLDG. Value (Card)								210,000							
																Appraised Xf (B) Value (Bldg)								0							
																Appraised Ob (B) Value (Bldg)								10,100							
																Appraised Land Value (Bldg)								77,500							
																Special Land Value								0							
Total Appraised Parcel Value																297,600															
Valuation Method																C															
Adjustment																															
Net Total Appraised Parcel Value																297,600															
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							
202001679 122		05-26-2020		8	RENOVATION		48,795		07-01-2020		100		11-24-2020		REMOVE BACK DE		02-08-2021						400	16	FIELDREV CHG						
		05-09-2005		8	RENOVATION		12,000						EXISTING PORCH,		07-01-2020		334	15					PERMIT VISIT								
													03-12-2018		333	2	MEASURED														
													11-17-2005		311	15	PERMIT VISIT														
													11-04-2003		274	3	MEAS+INSPCTD														
													07-27-1992		131	14	INSPECTED														
													07-10-1990		131	2	MEASURED														
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				12,600	SF	8.09	0.760	3	LAND	1.00	MF	1.00					0		1.000	6.15	77,500						
Total Card Land Units																0.29	AC	Parcel Total Land Area:		0.29	Total Land Value										77,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		114.91
Interior Floor 1	15	LAMINATE	RCN		272,718
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1910
Heat Type	5	STEAM	Effective Year Built		1998
AC Type	01	NONE	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	8		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		210,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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	494	28.18	1935	70	0.00	GD	A	1.00	9,700
02	SHED/FR			L	96	7.48	1985	50	0.00	FR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		28.08	24,257
FFL	1ST FLOOR	864	864		140.21	121,146
OFP	OPEN PORCH	0	308		14.11	4,347
SFL	2ND FLOOR	821	821		140.21	115,116
WDK	WOOD DECK	0	280		28.04	7,852
Ttl Gross Liv / Lease Area		1,685	3,137			272,718

