

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
MAGNI PROPERTIES LLC 62 COOLEY AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	76800		76,800														
												RES LAND		101	69000		69,000														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2700		2,700														
				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#																							
GIS ID F_374380_2853024												Total		148,500		148,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MAGNI PROPERTIES LLC HERRICK JACOB LAPERLE HERMAN J + RITA B,				22774		0460		07-26-2019		U		I		98,700		1L		Year		Code		Assessed		Year		Code		Assessed			
				18119		0571		12-17-2009		U		I		125,000		1J		2022		101		69,200		2021		101		66,500			
				02274		0410		10-28-1953		U		I		0						101		62,800		101		58,100		101		58,100	
																				101		2,700		101		2,700		2,700			
				Total												Total		134,700		Total		127,300		Total		124,100					
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																									
ASSESSING NEIGHBORHOOD																															
Nbhd				Nbhd Name				Tracing				Batch																			
0001								101				MF																			
NOTES																															
TOWN LINE BSCTS HOUSE 90% IN EL 2010																															
NEW RAILS, DECK & COLUMNS FY2011																															
ADDRESS CHANGED FROM 339 DWIGHT TO																															
VILLIANOVA ST																															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	
Exterior Wall 2			101	ONE 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	114.36	
Interior Floor 2	4	CARPET	RCN	159,905	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		Functional Obso	10	
Bath Style	A	AVERAGE	External Obso	5	
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	48	
Extra Kitchen St			RCNLD	76,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
01	SHED/MTL			L	81	5.18	1970	50	0.00	FR	A	1.00	200
03	GARAGE	OB	Outbuildi	L	200	28.18	1930	50	0.00	FR	F	0.90	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	840		26.24	22,038
EPF	ENCL PORCH	0	50		65.59	3,279
FFL	1ST FLOOR	840	840		131.18	110,189
OPF	OPEN PORCH	0	176		13.42	2,361
UAT	UNFIN ATTC	0	840		26.24	22,038
Ttl Gross Liv / Lease Area		840	2,746			159,905

