

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
COOMBS DONALD COOMBS MICHELLE 44 MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_384406_2853931										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	172700						172,700											
												RES LAND		101	118500						118,500											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	300						300											
				SUPPLEMENTAL DATA								Total		291,500		291,500																
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
COOMBS DONALD ROBARE MICHAEL G + CATHERINE M, RODRIGUES ARMAND T + DONN HENDRIX RODRIGUES				13240	0259	05-29-2003	U	I			197,500		1A 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				09870	0286	05-23-1997	U	I	141,000		2022	101			162,400	2021	101	156,300	2020	101	153,000											
				06457	0222	04-21-1987	U	I	1		101	107,000			101	98,900	101	98,900														
				06457	0221	04-21-1987	U	I	1		101	300			101	300	101	300														
				05775	0439	03-15-1985	U	I	13,000		Total	269,700			Total	255,500	Total	252,200														
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			Appraised BLDG. Value (Card) 172,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 118,500 Special Land Value 0 Total Appraised Parcel Value 291,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 291,500																					
0001					101			MG																								
NOTES																																
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				
54		01-01-1985		MN		Manual Note										SFR		08-05-2019 12-28-2012 12-13-2002 12-12-2002 06-17-1992 06-08-1992 04-28-1982						334 317 250 274 131 107 500		3 2 22 2 14 1 14		MEAS+INSPCTD MEASURED MAILER SENT MEASURED INSPECTED LEFT NOTICE INSPECTED				
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		RA						31,190	SF	3.52		1.200	7	LAND	0.90	MG	1.00	WET2			0			1.000	3.8	118,500				
Total Card Land Units										0.72	AC	Parcel Total Land Area: 0.72										Total Land Value										118,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	123.81	
Interior Floor 2	3	HARDWOOD	RCN	236,522	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
AC Type	01	NONE	Effective Year Built	1994	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	73	
Extra Kitchen St			RCNLD	172,700	
FBM Sqft	1091		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	96	7.48	1986	50	0.00	FR	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,241	1,241		149.98	186,128	
LLV	LOWR LEVEL	0	1,212		37.50	45,445	
PAT	PATIO	0	221		7.47	1,650	
WDK	WOOD DECK	0	108		30.55	3,300	
Ttl Gross Liv / Lease Area		1,241	2,782			236,522	

