

State Use 101
Print Date 12/12/2022 6:34:23 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
LECOMPTE HEATHER CHRISTINE 74 HANWARD HL EAST LONGMEADOW MA 01028 GIS ID F_383261_2851260 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		151600		151,600															
												RES LAND		101		102300		102,300															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		500		500															
				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		254,400		254,400															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LECOMPTE HEATHER CHRISTINE SACRISTAN MICHAEL LYONS RICHARD C ,				23399 0307		09-01-2020		Q		I		249,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				19997 0513		08-30-2013		Q		I		179,900		00		2022		101		134,500		2021		101		129,000		2020		101		122,400	
				03879 0220		11-16-1973		U		I		0						101		93,000				101		86,100		101		86,100			
																		101		500				101		500		101		500			
																		Total		228,000		Total		215,600		Total		209,000					
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																			
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)								151,600									
0001								101				MA				Appraised Xf (B) Value (Bldg)								0									
														Appraised Ob (B) Value (Bldg)								500											
														Appraised Land Value (Bldg)								102,300											
														Special Land Value								0											
														Total Appraised Parcel Value								254,400											
														Valuation Method								C											
														Adjustment																			
														Net Total Appraised Parcel Value								254,400											
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					
201302464		07-30-2013		42		REPAIRS		21,600		05-02-2014		100		05-02-2014		FOUNDATION		05-02-2014						105		15		PERMIT VISIT					
187		07-01-1987		MN		Manual Note		5,620								PORCH		09-27-2013						317		14		INSPECTED					
230		01-01-1985		MN		Manual Note										EFP ADDIT		12-28-2012						317		2		MEASURED					
																		11-19-2002						274		3		MEAS+INSPCTD					
																		03-08-1993						131		15		PERMIT VISIT					
																		06-09-1992						107		1		LEFT NOTICE					
																		03-11-1988						130		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				13,405	SF	7.63	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.63	102,300								
Total Card Land Units								0.31	AC	Parcel Total Land Area: 0.31								Total Land Value								102,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	2	CLAPBOARD	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		118.63
Interior Floor 1	3	HARDWOOD	RCN		240,570
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures			Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		151,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	336		Dep Ovr Comment		
FBM Quality	1		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	96	7.48	1992	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		27.12	26,037
EFB	ENCL PORCH	0	264		67.80	17,900
FFL	1ST FLOOR	960	960		135.61	130,184
HST	HALF STORY	480	960		67.80	65,092
WDK	WOOD DECK	0	48		28.25	1,356
Ttl Gross Liv / Lease Area		1,440	3,192			240,570

