

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
MASTRANGELO RALPH F MASTRANGELO DEBRAA 42 ORCHARD RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	224800		224,800											
												RES LAND		101	130000		130,000											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2400		2,400											
				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_386417_2857468												Total		357,200		357,200												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
MASTRANGELO RALPH F RICHTER WALTER L				07375 04324		0535 0173		01-26-1990 09-16-1976		U U		I I		200,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
																		2022	101	201,900	2021	101	193,400	2020	101	183,200		
																					101	117,000		101	108,500		101	108,500
																					101	2,400		101	2,400		101	2,400
																Total		321,300		Total		304,300		Total		294,100		
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												APPRAISED VALUE SUMMARY																
Nbhd		Nbhd Name						Tracing				Batch				Appraised BLDG. Value (Card)				224,800								
0001								101				MG				Appraised Xf (B) Value (Bldg)				0								
																Appraised Ob (B) Value (Bldg)				2,400								
																Appraised Land Value (Bldg)				130,000								
																Special Land Value				0								
																Total Appraised Parcel Value				357,200								
																Valuation Method				C								
																Adjustment												
																Net Total Appraised Parcel Value				357,200								
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			
																		05-30-2018					333	3	MEAS+INSPCTD			
																		09-29-2010					311	2	MEASURED			
																		09-12-2002					250	22	MAILER SENT			
																		09-10-2002					274	2	MEASURED			
																		02-13-1992					170	3	MEAS+INSPCTD			
																		01-15-1981					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	101	ONE FAM		RA				27,532	SF	3.93	1.200	7	LAND	1.00	MG	1.00				0		1.000	4.72	130,000				
Total Card Land Units								0.63	AC	Parcel Total Land Area: 0.63								Total Land Value								130,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		106.88
Interior Floor 1	3	HARDWOOD	RCN		321,163
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1968
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		224,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2000	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	160	9.20	2000	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,205		26.09	31,438	
EFB	ENCL PORCH	0	80		65.22	5,218	
FFL	1ST FLOOR	1,205	1,205		130.45	157,190	
GAR	GARAGE	0	624		52.26	32,612	
OPF	OPEN PORCH	0	40		13.04	522	
PAT	PATIO	0	310		6.73	2,087	
TQS	3/4 STORY	706	941		97.87	92,096	
Ttl Gross Liv / Lease Area		1,911	4,405			321,163	

