

State Use 101
Print Date 12/12/2022 10:15:27

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
FOUNTAIN RACHAEL L LANCTO ZACHERY M 267 MAPLE ST EAST LONGMEADOW MA 01028 GIS ID F_376203_2848506												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	133500		133,500						
												RES LAND		101	90100		90,100						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6200		6,200						
				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#				Total229,800229,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
FOUNTAIN RACHAEL L ROMANO SARAH ROMANO SARAH F, BENNETT,DEREK M BENNETT,DEREK M				21865	0325	09-20-2017	Q	I	199,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
											2022	101	117,900	2021	101	113,000	2020	101	106,800				
												101	175,000		101	75,800							
												101	10		101	6,200							
												101	110,500		101	6,200							
Total		206,000		Total		195,000		Total		188,800													
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 Appraised BLDG. Value (Card)133,500 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)6,200 Appraised Land Value (Bldg)90,100 Special Land Value0 Total Appraised Parcel Value229,800 Valuation MethodC Adjustment Net Total Appraised Parcel Value229,800											
Nbhd		Nbhd Name				Tracing				Batch													
0001						101				MA													
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				
201601350		04-26-2016		9	ALTERATION		1,911		03-16-2017	100	03-16-2017	ENTRY DOOR		03-16-2017			317	15	PERMIT VISIT				
201503006		12-08-2015		3	GARAGE		8,000		04-22-2016	100	04-22-2016	12X24 PRE-FAB SIN		04-22-2016			317	15	PERMIT VISIT				
74		04-06-2011		25	WINDOWS		1,270					4 REPLACEMENT		03-02-2012			317	15	PERMIT VISIT				
51		02-27-2008		25	WINDOWS		2,434					4 WINDOWS NVC		03-02-2012			317	15	PERMIT VISIT				
91A		05-01-1990		MN	Manual Note		48,500					F REPAIR		12-12-2008			317	15	PERMIT VISIT				
														05-03-2004			319	14	INSPECTED				
														04-05-2004			250	22	MAILER SENT				
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	RB				8,500	SF	11.78	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	10.6	90,100
Total Card Land Units							0.20	AC	Parcel Total Land Area: 0.20							Total Land Value							90,100

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	15		OLD STYLE				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	2.00		2 STORY				Units	1					
Foundation	3		MASONRY				MIXED USE						
Exterior Wall 1	4		VINYL				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				96.99		
Interior Floor 1	4		CARPET				RCN				190,733		
Interior Floor 2	6		CERAMIC TL				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1910		
Heat Type	1		FORCED H/A				Effective Year Built				1991		
AC Type	01		NONE				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				133,500		
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
02	SHED/FR			L	96	7.48	2002	70	0.00	GD	A	1.00	500
03	GARAGE	OB	Outbuildi	L	288	28.18	2015	70	0.00	GD	A	1.00	5,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	602		21.73		13,079		
FFL	1ST FLOOR					782	782		108.99		85,230		
SFL	2ND FLOOR					782	782		108.99		85,230		
WDK	WOOD DECK					0	332		21.67		7,193		
Ttl Gross Liv / Lease Area						1,564	2,498					190,733	

