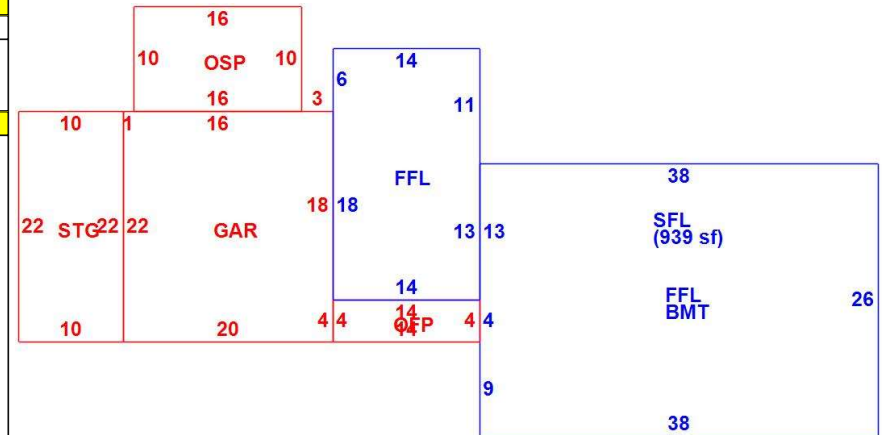


CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RISTAU JOSPEH T RISTAU HAYLEY L 169 BROOKHAVEN DR EAST LONGMEADOW MA 01028 GIS ID F_391040_2856431 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	246100				246,100										
										RES LAND		101	142100		142,100														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2300				2,300										
				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		390,500		390,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RISTAU JOSPEH T KAVANAGH BRENDAN BEAN DANA R LECLAIR DONALD E + LINDA G,				23309 0064		07-13-2020		Q		I		400,000		00		Year		Code		Assessed		Year		Code		Assessed			
				20898 0384		10-20-2015		Q		I		345,000		00		2022		101		222,100		2021		101		212,800			
				16646 0359		04-25-2007		U		I		375,000						101		128,500				101		119,300			
				03227 0308		11-17-1966		U		I		0						101		2,300				101		2,300			
																Total		352,900		Total		334,400		Total		323,300			
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				MG																	
NOTES																													
												Appraised BLDG. Value (Card)								246,100									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								2,300									
												Appraised Land Value (Bldg)								142,100									
												Special Land Value								0									
												Total Appraised Parcel Value								390,500									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								390,500									
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	
201800487		02-12-2018		21		SIDING		21,520		05-23-2018		100		05-23-2018				05-23-2018						400		15		PERMIT VISIT	
																		05-23-2018						333		3		MEAS+INSPECT	
																		04-06-2007						250		P1		PHONE MESSAG	
																		10-05-2006						311		2		MEASURED	
																		02-15-2000						247		14		INSPECTED	
																		02-03-2000						247		2		MEASURED	
																		03-09-1992						170		3		MEAS+INSPECT	
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				40,000		SF	2.84	1.200	7	1.00	MG	1.00							1.000	3.41	136,400				
1	101	ONE FAM		RA				1.010		AC	7,000.00	1.000	0	0.80	MG	1.00	TOP3						1.000	5,600	5,700				
Total Card Land Units								1.93		AC	Parcel Total Land Area:				1.93				Total Land Value								142,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	103.68	
Interior Floor 1	3	HARDWOOD	RCN	351,530	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1966	
Heat Type	3	FORCED H/W	Effective Year Built	1991	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	0		RCNLD	246,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	494		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
22	WOOD DK			L	120	9.20	1990	50	0.00	FR	G	1.25	700
19	PATIO			L	216	5.75	1990	50	0.00	FR	A	1.00	600
07	POOLA-C	OB	Outbuildi	L	24	69.00	2013	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		25.57	25,264	
FFL	1ST FLOOR	1,324	1,324		127.60	168,939	
GAR	GARAGE	0	440		51.04	22,457	
OFP	OPEN PORCH	0	56		13.67	766	
OSP	SCRN PORCH	0	160		19.14	3,062	
SFL	2ND FLOOR	939	939		127.60	119,814	
STG	STORAGE	0	220		51.04	11,229	
Ttl Gross Liv / Lease Area		2,263	4,127			351,530	



169 BROOKHAVEN DR