

RD
Account # 5416

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 12-13-2022 8:59:09 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
FRADETTE MICHEL ROYER DIANE M 23 PEACH TREE RD EAST LONGMEADOW MA 01028 GIS ID F_391264_2851034												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		179500		179,500															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		116800		116,800															
												RESIDNTL.		101		26700		26,700															
				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		323,000		323,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FRADETTE MICHEL				05673 0385		09-04-1984		U		I		65,500				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																2022		101		161,800		2021		101		155,200		2020		101		147,300	
																		101		106,400				101		99,200				101		99,200	
																		101		26,700				101		26,700				101		26,700	
														Total		294,900		Total		281,100		Total		273,200									
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 179,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 26,700 Appraised Land Value (Bldg) 116,800 Special Land Value 0 Total Appraised Parcel Value 323,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 323,000																	
Nbhd				Nbhd Name				Tracing				Batch																					
0001								101				NV																					
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					
202102269		07-06-2021		91		INSULATION		5,018				0				BDRM & BTHRM FIRE REPAR		05-30-2018						333		2		MEASURED					
307		11-07-2003		20		WOOD STOVE		100						04-04-2007										250		P1		PHONE MESSAG					
80		04-11-2002		4		ADDITION		20,000						10-18-2006										311		2		MEASURED					
53		03-01-1987		MN		Manual Note		240						02-10-2004										311		15		PERMIT VISIT					
														02-25-2003										274		15		PERMIT VISIT					
														01-04-2000								247		3		MEAS+INSPCTD							
														02-05-1981								500		15		PERMIT VISIT							
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	1.250	8	LAND	0.75	NG	1.00	TOP3			0			1.000	2.66	106,400								
1	101	ONE FAM		RA				1.490	AC	7,000.00	1.000	0		1.00	NG	1.00				0			1.000	7,000	10,400								
Total Card Land Units								2.41	AC	Parcel Total Land Area: 2.41								Total Land Value										116,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	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	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		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	109.74	
Interior Floor 2	10	PARQUET	RCN	284,860	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	179,500	
FBM Sqft	816		Dep % Ovr		
FBM Quality	1		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	32	7.48	1965	50	0.00	FR	A	1.00	100
40	LEAN-TO			L	160	5.75	1996	60	0.00	AV	A	1.00	600
03	GARAGE	OB	Outbuildi	L	400	28.18	2000	70	0.00	GD	A	1.00	7,900
03	GARAGE	OB	Outbuildi	L	300	28.18	1965	60	0.00	AV	A	1.00	5,100
03	GARAGE	OB	Outbuildi	L	500	28.18	1965	60	0.00	AV	A	1.00	8,500
07	POOL A-C	OB	Outbuildi	L	21	69.00	1994	60	0.00	AV	A	1.00	900
06	CARPORT			L	288	8.63	1990	50	0.00	FR	F	0.90	1,100
22	WOOD DK			L	160	9.20	1994	70	0.00	GD	A	1.00	1,000
02	SHED/FR			L	168	7.48	1990	60	0.00	AV	A	1.00	800
41	IMP SHD			L	128	6.90	1996	60	0.00	AV	G	1.25	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,632		25.33	41,347	
FFL	1ST FLOOR	1,872	1,872		126.83	237,426	
WDK	WOOD DECK	0	240		25.37	6,088	
Ttl Gross Liv / Lease Area		1,872	3,744			284,860	

