

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
QUINTES RUAN PABLO DA COSTA ALEXANDER-QUINTES WENDY 45 CLARESIDE DR EAST LONGMEADOW MA 01028 GIS ID F_391712_2847768												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	266000		266,000														
												RES LAND		101	129400		129,400														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600														
				SUPPLEMENTAL DATA								Total		396,000		396,000															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
QUINTES RUAN PABLO DA COSTA LINCOLN RICHARD H HEIRS + DEV OF LINCOLN RICHARD H				24258		0124		11-19-2021		Q		I		398,000		00		Year		Code		Assessed		Year		Code		Assessed			
				22971		0535		11-26-2019		U		I		1		1A		2022		101		198,400		2021		101		190,300			
				03393		0425		01-03-1969		U		I		0						101		116,500		2020		101		107,800			
																				101		2,600				101		2,600			
				Total		0.00										Total		317,500		Total		300,700		Total		291,100					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description																YEAR		Amount		Comm Int	
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 266,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 129,400 Special Land Value 0 Total Appraised Parcel Value 396,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 396,000													
Nbhd		Nbhd Name				Tracing		Batch																							
0001						101		MG																							
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			
127		06-01-1990		MN		Manual Note		200								DEMO POOL		04-12-2018						333		2		MEASURED			
284		09-01-1987		MN		Manual Note		45,000								ADDITION		06-15-2006						311		2		MEASURED			
																		12-21-1999						247		3		MEAS+INSPCTD			
																		03-18-1992						131		3		MEAS+INSPCTD			
																		01-09-1991						105		15		PERMIT VISIT			
																		07-18-1990						105		14		INSPECTED			
																		07-17-1989						150		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				26,410	SF	4.08	1.200	7	LAND	1.00	MG	1.00				0			1.000	4.9	129,400						
Total Card Land Units								0.61	AC	Parcel Total Land Area: 0.61								Total Land Value										129,400			

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	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		101.65
Interior Floor 1	3	HARDWOOD	RCN		379,991
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths			Depreciation %		30
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		266,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	772		Dep Ovr Comment		
FBM Quality	1		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
02	SHED/FR			L	140	7.48	1968	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,544		25.52	39,402	
FFL	1ST FLOOR	1,624	1,624		127.51	207,082	
GAR	GARAGE	0	672		51.04	34,301	
OFP	OPEN PORCH	0	40		12.75	510	
TQS	3/4 STORY	720	960		95.64	91,810	
WDK	WOOD DECK	0	272		25.32	6,886	
Ttl Gross Liv / Lease Area		2,344	5,112			379,991	

