

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
QUERCUS PROPERTIES LLC 296 NORTH MAIN ST EAST LONGMEADOW MA 01028 GIS ID F_392968_2853996 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128800				128,800												
												RES LAND		101	113800				113,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900				900												
				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		243,500		243,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
QUERCUS PROPERTIES LLC KOPEC JOHN J KOPEC JOHN J				20828	0151	08-13-2015	U	I	151,100		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				20801	0014	07-24-2015	U	I	100		1A		2022	101	114,300	2021	101	109,400	2020	101	103,500										
				02908	0267	10-01-1962	U	I	0					101	103,400		101	95,800		101	95,800										
														101	900		101	900		101	900										
				Total								Total		218,600		Total		206,100		Total		200,200									
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																															
Nbhd		Nbhd Name				Tracing				Batch																					
0001						101				MA																					
NOTES																															
FIX=BMT SINK																		Appraised BLDG. Value (Card)								128,800					
																		Appraised Xf (B) Value (Bldg)								0					
																		Appraised Ob (B) Value (Bldg)								900					
																		Appraised Land Value (Bldg)								113,800					
																		Special Land Value								0					
																		Total Appraised Parcel Value								243,500					
Valuation Method																		C													
																		Adjustment													
																		Net Total Appraised Parcel Value								243,500					
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			
																		05-07-2018								333		2		MEASURED	
																		08-18-2005								349		3		MEAS+INSPCTD	
																		12-08-1999								247		3		MEAS+INSPCTD	
																		04-08-1992								131		3		MEAS+INSPCTD	
																		02-02-1982								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				40,000	SF	2.84	1.000	5	LAND	1.00	MA	1.00							1.000	2.84	113,600						
1	101	ONE FAM		RA				0.030	AC	7,000.00	1.000	0		1.00	MA	1.00							1.000	7,000	200						
Total Card Land Units								0.95	AC	Parcel Total Land Area: 0.95				Total Land Value														113,800			

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	Percentage
Exterior Wall 2	16	STONE VENR	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		127.92
Interior Floor 1	4	CARPET	RCN		204,368
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		128,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	200	7.48	2000	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	966		28.10	27,146	
EFB	ENCL PORCH	0	140		70.33	9,846	
FFL	1ST FLOOR	966	966		140.65	135,870	
GAR	GARAGE	0	484		56.38	27,287	
OPF	OPEN PORCH	0	24		11.72	281	
WDK	WOOD DECK	0	140		28.13	3,938	
Ttl Gross Liv / Lease Area		966	2,720			204,368	

