

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RAU MICHAEL P RAU DONNA M 262 VINELAND AV EAST LONGMEADOW MA 01028 GIS ID F_377102_2851521 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170800		170,800												
												RES LAND		101	109600		109,600												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	75900		75,900												
				SUPPLEMENTAL DATA										Total		356,300		356,300											
				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)													
RAU MICHAEL P FAZIO ANTHONY A				08148 05799		0269 0364		08-25-1992 04-25-1985		U U		I I		80,000 0		1A 1A		Year		Code	Assessed		Year		Code	Assessed			
																		2022		101	153,500		2021		101	146,900			
																				101	99,600				101	92,300			
																				101	75,900				101	75,900			
																Total		329,000		Total		315,100		Total		307,100			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int														
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name						Tracing			Batch			APPRAISED VALUE SUMMARY															
0001								101			MA																		
NOTES																													
SUMP IN UNF BMT SCREEN PORCH IS OFF ATT TO 14X17 SHED GARAGE IS HEATED AND AC 1 FINISHED ROOM ABOVE																Appraised BLDG. Value (Card)										170,800			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										75,900			
																Appraised Land Value (Bldg)										109,600			
																Special Land Value										0			
																Total Appraised Parcel Value										356,300			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										356,300			
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					
201900592		02-22-2019		91	INSULATION		3,758		06-03-2016		100		06-03-2016		26` X 40` DETACHE		06-03-2016					317	15	PERMIT VISIT					
201501888		06-16-2015		62	SOLAR		12,000										01-25-2008					317		15	PERMIT VISIT				
94		04-20-2007		3	GARAGE		30,000										05-03-2004					317		14	INSPECTED				
183		06-28-2002		10	SHED		1,000										04-02-2004					250		22	MAILER SENT				
78		04-09-2002		4	ADDITION		8,000						ENLSD RM SIDING		03-18-2004					317	2	MEASURED							
219		08-18-1995		MN	Manual Note		3,000								01-09-2003					274		15	PERMIT VISIT						
															12-15-1995					107	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		RC				30,353	SF	3.61	1.000	5	LAND	1.00	MA	1.00				0			1.000	3.61	109,600				
Total Card Land Units								0.70	AC	Parcel Total Land Area: 0.70								Total Land Value										109,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	3	HARDWOOD	Adj Base Rate	109.73	
Interior Floor 2			RCN	244,021	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	170,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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
14	SCRN HSE			L	102	14.95	2002	70	0.00	GD	A	1.00	1,100
02	SHED/FR			L	238	7.48	2002	70	0.00	GD	G	1.25	1,600
22	WOOD DK			L	50	9.20	2007	70	0.00	GD	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0
FINH	FINSHDwHE			L	1,04	52.00	2007	70	0.00	GD	G	1.25	47,300
03	GARAGE	OB	Outbuildi	L	1,04	28.18	2007	70	0.00	GD	G	1.25	25,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		23.86	26,051	
FFL	1ST FLOOR	1,476	1,476		119.50	176,383	
PAT	PATIO	0	390		6.13	2,390	
UHS	UNFIN HALF STORY	0	1,092		35.89	39,196	
Ttl Gross Liv / Lease Area		1,476	4,050			244,021	

