

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	165700		165,700												
												RES LAND		101	102000		102,000												
				DRAINAGE				VIEW		COMMUNITY																			
				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#																					
GIS ID F_379965_2853733												Total		267,700		267,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
COMEAU RICHARD A COOK STEPHEN H RINKEWICH ELIZABETH				08876		0481		06-30-1994		U		I		103,000		1		Year		Code		Assessed		Year		Code		Assessed	
				08814		0214		04-28-1994		U		I		215,000		1		2023		101		151,600		2022		101		135,300	
				01808		0507		10-25-1945		U		I		0						101		92,700		101		84,300		2021	
																		Total		244,300		Total		219,600		Total		207,500	
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 VALUE SUMMARY Appraised BLDG. Value (Card) 165,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 102,000 Special Land Value 0 Total Appraised Parcel Value 267,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 267,700													
Nbhd		Nbhd Name						Tracing				Batch																	
0001								101				MA																	
				NOTES																									
				SUB DIV 749																									
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	
201700345		02-07-2017		91		INSULATION		2,960		04-29-2016		0		04-29-2016		METAL ROOF ON R		04-29-2016						317		15		PERMIT VISIT	
201502859		11-17-2015		12		REROOF		1,200				100				ENCLOSE BREEZE								317		15		PERMIT VISIT	
185		06-09-2008		1		PORCH		7,887				0				ADDITION								317		14		INSPECTED	
185A		07-01-1994		MN		Manual Note		5,000																250		22		MAILER SENT	
																								274		2		MEASURED	
																								107		15		PERMIT VISIT	
																								107		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		RC				15,245	SF	7.43		1.000	5	LAND	0.90	MA	1.00	TOP2			0			1.000	6.69		102,000		
Total Card Land Units								0.35	AC	Parcel Total Land Area: 0.35								Total Land Value								102,000			

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2			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		127.49
Interior Floor 1	3	HARDWOOD	RCN		262,986
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	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	6		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		165,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		27.71	27,930
BNT	BSMT ENTRY	0	35		7.90	277
EFP	ENCL PORCH	0	121		69.71	8,434
FFL	1ST FLOOR	1,008	1,008		138.27	139,374
GAR	GARAGE	0	308		55.22	17,007
HST	HALF STORY	504	1,008		69.13	69,687
OFP	OPEN PORCH	0	16		17.28	277
	Ttl Gross Liv / Lease Area	1,512	3,504			262,988

