

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
K FRADET MASS LCC 56 FIELDS DR EAST LONGMEADOW MA 01028 GIS ID F_375671_2856166												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		164500		164,500																									
												RES LAND		101		107500		107,500																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1000		1,000																									
				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		273,000		273,000																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
K FRADET MASS LLC KELLY FRADET LUMBER CO INC				23067		0276		01-30-2020		U		I		1,425,000		1B		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				03674		0383		03-16-1972		U		I		0				2023		101		150,600		2022		101		135,000		2021		101		129,300									
																		101		97,800				101		88,900		101		82,200													
																		101		600				101		600		101		600													
				Total												Total		249,000		Total		224,500		Total		212,100																	
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																																							
Nbhd		Nbhd Name				Tracing		Batch																																			
0001						101		BA																																			
NOTES																																											
																		Appraised BLDG. Value (Card)						164,500																			
																		Appraised Xf (B) Value (Bldg)						0																			
																		Appraised Ob (B) Value (Bldg)						1,000																			
																		Appraised Land Value (Bldg)						107,500																			
																		Special Land Value						0																			
																		Total Appraised Parcel Value						273,000																			
																		Valuation Method						C																			
																		Adjustment																									
																		Net Total Appraised Parcel Value						273,000																			
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															
201902396		07-11-2019		5		DEMOLITION		15,000		06-01-2020		100		06-04-2020		DEMO GARAGE		06-01-2020						400		15		PERMIT VISIT															
																		02-05-2017						317		16		FIELDREV CHG															
																		06-01-2004						303		2		MEASURED															
																		04-07-1981						500		3		MEAS+INSPCTD															
																		05-21-1980						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		BUS								18,630		SF		6.17		1.100		C		LAND		0.85		CA		1.00		SHP1		0		1.000		5.77		107,500			
Total Card Land Units																		0.43		AC		Parcel Total Land Area: 0.43										Total Land Value										107,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	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		122.52
Interior Floor 1	3	HARDWOOD	RCN		288,613
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		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		57
Extra Kitchens			RCNLD		164,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	652		Dep Ovr Comment		
FBM Quality	1		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			

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	120	12.00	1990	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,304		26.82	34,971	
FFL	1ST FLOOR	1,304	1,304		133.99	174,722	
HST	HALF STORY	326	652		66.99	43,681	
OPF	OPEN PORCH	0	187		13.61	2,546	
UHS	UNFIN HALF STORY	0	652		40.28	26,262	
WDK	WOOD DECK	0	240		26.80	6,431	
Ttl Gross Liv / Lease Area		1,630	4,339			288,613	

