

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
LOMASCOLO DONALD W TR LOMASCOLO MARY TR 660 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_380268_2851299										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	150500						150,500											
												RES LAND		104	81000						81,000											
				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#																								
										Total		231,500		231,500																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
LOMASCOLO DONALD W TR LOMASCOLO DONALD W WESTERN NEW TAYLOR LOMASCOLO DONALD W TR				23648	0290	01-13-2021	U	I			10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				06399	0267	02-25-1987	U	I			110,000	1B	2023	104	138,400	2022	104	124,500	2021	104	120,100											
				06041	0054	03-25-1986	U	I			1		104	73,500		104	66,900		104	61,800												
				05865	0297	07-31-1985	U	I			76,000		Total		211,900	Total		191,400	Total		181,900											
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																																
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name						Tracing			Batch																					
0001								104			MF																					
NOTES																																
												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																				
												150,500 0 0 81,000 0 231,500 C 231,500																				
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				
231		11-01-1991		MN		Manual Note		20,000								ADDITION		04-20-2021 07-02-2019 01-27-2012 04-06-2004 03-22-2004 10-14-2003 03-05-1993						333 334 317 317 250 274 131		14 2 16 14 22 2 15		INSPECTED MEASURED FIELDREV CHG INSPECTED MAILER SENT MEASURED 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	104	TWO FAM		COM						25,623	SF	4.62		0.760	3	LAND	0.90	MF	1.00	CLOC			0			1.000	3.16	81,000				
Total Card Land Units										0.59	AC	Parcel Total Land Area: 0.59										Total Land Value										81,000

Property Location 16-18 CALKINS AV
 Vision ID 1788 Account # 1824

Map ID 26/ 17/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 104
 Print Date 11/13/2023 8:52:59 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	2	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	115.46	
Interior Floor 2			RCN	264,114	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1880	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	5		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	150,500	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	648		26.24	17,006	
EFB	ENCL PORCH	0	63		66.45	4,186	
FFL	1ST FLOOR	956	956		130.81	125,058	
OPF	OPEN PORCH	0	266		13.28	3,532	
PAT	PATIO	0	35		7.48	262	
SFL	2ND FLOOR	864	864		130.81	113,024	
WDK	WOOD DECK	0	39		26.83	1,047	
Ttl Gross Liv / Lease Area		1,820	2,871			264,114	

