

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
716 SPRING VALLEY LLC 444A NORTH MAIN ST #331 EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	167600		167,600												
												RES LAND		104	105200		105,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	12200		12,200												
				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_381338_2849492												Total		285,000		285,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
716 SPRING VALLEY LLC SERRAZINA ERICA OVER THE BARS LLC FERRERO WILLIAM J JR, GOODRICH				22782		0174		07-31-2019		Q		I		240,000		00		Year		Code		Assessed		Year		Code		Assessed	
				20343		0425		07-08-2014		Q		I		190,000		00		2023		104		154,200		2022		104		136,600	
				14824		0224		02-01-2005		U		I		219,000						104		95,400				104		87,000	
				06804		0297		04-13-1988		U		I		125,000		1				104		10,300				104		10,300	
				04103		0371		02-27-1975		U		I		0															
																Total		259,900		Total		233,900		Total		221,500			
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int					
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name						Tracing				Batch																	
0001								104				MA																	
NOTES																													

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	1.00	
Stories	2.00	2 STORY	Units	2	
Foundation	3	MASONRY	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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		115.73
Interior Floor 2			RCN		266,071
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1880
AC Type	02	PARTIAL	Effective Year Built		1984
Bedrooms	4		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	8		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		63
Extra Kitchen St			RCNLD		167,600
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
04	GARAGE/L			L	483	36.00	1940	70	0.00	GD	A	1.00	12,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	824		26.59	21,907	
EFB	ENCL PORCH	0	382		66.39	25,359	
FFL	1ST FLOOR	824	824		132.77	109,402	
SFL	2ND FLOOR	824	824		132.77	109,402	
Ttl Gross Liv / Lease Area		1,648	2,854			266,071	

