

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
BECKER TIMOTHY J BECKER MEAGHAN A 39 LOMBARD AV  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	104	216900	216,900	
		DRAINAGE		VIEW	COMMUNITY	RES LAND	104	84900	84,900	
						RESIDNTL.	104	7300	7,300	
<b>SUPPLEMENTAL DATA</b>						Total		309,100	309,100	
GIS ID F_375878_2855094		Mailed		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BECKER TIMOTHY J	23712	0595	02-17-2021	Q	I	299,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCHROETER ROBERT J	22539	0070	01-29-2019	U	I	150,000	1	2023	104	198,600	2022	104	179,200	2021	104	172,700
VERTERAMO MICHAEL	12467	0185	07-24-2002	U	I	55,000	1A		104	77,100		104	70,100		104	65,000
FARRELL, JOANNE C	11764	0066	07-20-2001	U	I	1	1A		104	6,400		104	6,400		104	5,300
VERTERAMO PAUL JR + JOANNE,	11496	0282	02-02-2001	U	I	1	1A	Total		282,100	Total		255,700	Total		243,000

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																		

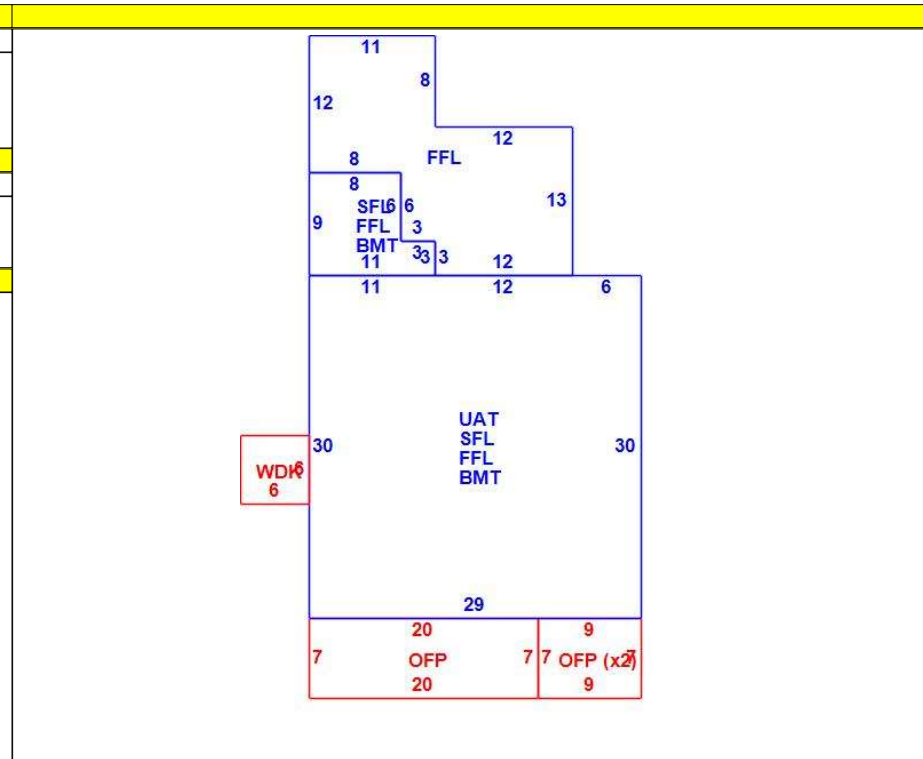
ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	Tracing	Batch	Appraised BLDG. Value (Card)					216,900	
0001		104	MF	Appraised Xf (B) Value (Bldg)					0	
					Appraised Ob (B) Value (Bldg)					7,300
					Appraised Land Value (Bldg)					84,900
					Special Land Value					0
					Total Appraised Parcel Value					309,100
					Valuation Method					C
					Adjustment					
					Net Total Appraised Parcel Value					309,100

NOTES														
SUB DIV #679														

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	
202201794	05-18-2022	4	ADDITION	5,500	07-05-2023	100	07-05-2023	EXTERIOR 6 X 6 LA	07-05-2023			334	15	PERMIT VISIT	
									04-20-2021			333	14	INSPECTED	
									03-12-2018			333	2	MEASURED	
									03-24-2004			250	22	MAILER SENT	
									11-04-2003			274	2	MEASURED	
									07-15-1992			131	14	INSPECTED	
									07-03-1990			131	2	MEASURED	

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	RC				11,625 SF	9.60	0.760	3	LAND	1.00	MF	1.00		0			1.000	7.3	84,900
Total Card Land Units							0.27	AC	Parcel Total Land Area:			0.27	Total Land Value							84,900	

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	0	
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.50	2 1/2 STORIES	Units	2	
Foundation	3	MASONRY	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			104	TWO FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Adj Base Rate		107.00
Interior Floor 1	3	HARDWOOD	RCN		309,842
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1910
Heat Type	5	STEAM	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	2		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		216,900
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	0		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
03	GARAGE	OB	Outbuildi	L	420	32.00	1930	60	0.00	AV	F	0.90	7,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	951		23.75	22,590	
FFL	1ST FLOOR	1,257	1,257		118.90	149,452	
OFF	OPEN PORCH	0	266		12.07	3,210	
SFL	2ND FLOOR	951	951		118.90	113,070	
UAT	UNFIN ATTC	0	870		23.78	20,688	
WDK	WOOD DECK	0	36		23.12	832	
Ttl Gross Liv / Lease Area		2,208	4,331			309,842	

