

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KOERNER KASEY L 18 LOMBARD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	142000		142,000												
												RES LAND		101	83500		83,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600												
				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_376080_2855313												Total		226,100		226,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KOERNER KASEY L LOMELI ROMAN C, SMITH ROBERT D + LYNN A, VERTERAMO PETER A + T MUR VERTERAMO PETER A + T MUR				19368 0344		07-27-2012		U		I		185,000		1V		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				17172 0566		02-25-2008		U		I		185,000		1		2023		101	129,700	2022		101	113,400	2021		101	108,600		
				08879 0066		07-01-1994		U		I		103,000						101	76,000			101	69,000			101	63,900		
				07688 0092		04-29-1991		U		I		1		1A				101	400			101	400			101	400		
				06694 0511		11-27-1987		U		I		1		1A															
														Total		206,100		Total		182,800		Total		172,900					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 142,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 83,500 Special Land Value 0 Total Appraised Parcel Value 226,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 226,100														
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		Tracing				Batch																					
0001				101				MF																					
NOTES																													
SALE INCLS 2B-63-42																													
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	
201702301		08-14-2017		25		WINDOWS		3,000		05-22-2018		100		05-22-2018		6 REPLACEMENT		05-22-2018						400		15		PERMIT VISIT	
256		08-08-2008		12		REROOF		5,700								SHED		08-24-2012						317		3		MEAS+INSPCTD	
68		04-01-1995		MN		Manual Note		500										11-21-2008						317		15		PERMIT VISIT	
																		11-21-2008						317		15		PERMIT VISIT	
																				05-12-2004						319		14	
																		04-07-2004						316		2		MEASURED	
																		12-12-1995						107		15		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	101	ONE FAM		RC						8,100 SF		13.57		0.760	3	LAND	1.00	MF	1.00			0			1.000	10.31	83,500		
Total Card Land Units 0.19 AC																		Parcel Total Land Area: 0.19		Total Land Value 83,500									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE 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	3	HARDWOOD	Adj Base Rate	107.68	
Interior Floor 2			RCN	202,833	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	142,000	
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
02	SHED/FR			L	96	12.00	1995	50	0.00	FR	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	992		23.50	23,309	
EFB	ENCL PORCH	0	208		58.86	12,243	
FFL	1ST FLOOR	795	795		117.72	93,588	
SFL	2ND FLOOR	624	624		117.72	73,458	
UCN	UNFIN CAN	0	40		5.89	235	
Ttl Gross Liv / Lease Area		1,419	2,659			202,833	

