

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
LAFRATTA ANGELO M LAFRATTA THERESA 4 HOLY CROSS CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	285900		285,900																
												RES LAND		101	84200		84,200																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11700		11,700																
EAST LONGMEADOW MA 01028				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_374962_2853779												Total		381,800		381,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LAFRATTA ANGELO M				03385	0571	12-02-1968	U	I	0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
													2023	101	263,000	2022	101	237,600	2021	101	228,100												
														101	76,500		101	69,500		101	64,400												
														101	11,200		101	11,200		101	11,200												
		Total								350,700		Total		318,300		Total		303,700															
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 Appraised BLDG. Value (Card) 285,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,700 Appraised Land Value (Bldg) 84,200 Special Land Value 0 Total Appraised Parcel Value 381,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 381,800																					
Nbhd		Nbhd Name				Tracing		Batch																									
0001						101		MF																									
NOTES																																	
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											
200 96		09-01-1991		MN	Manual Note		10,000							ADDITION POOL	03-21-2018						333	2	MEASURED										
		01-01-1984		MN	Manual Note		04-12-2004								250	22					MAILER SENT												
						04-09-2004		316							2	MEASURED																	
						03-04-1993		131							15	PERMIT VISIT																	
						07-22-1992		131							14	INSPECTED																	
						05-06-1992		107							22	MAILER SENT																	
										08-13-1990		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	101	ONE FAM		RC				10,000	SF	11.08	0.760	3	LAND	1.00	MF	1.00				0		1.000	8.42	84,200									
																		Total Card Land Units				0.23	AC	Parcel Total Land Area:		0.23	Total Land Value						84,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		113.38
Interior Floor 1	3	HARDWOOD	RCN		371,258
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	3	FORCED H/W	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		285,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	827		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	125	12.00	1984	70	0.00	GD	G	1.25	1,300
11	POOL I-V	OB	Outbuildi	L	512	29.00	1984	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,034		26.21	27,098	
FFL	1ST FLOOR	1,553	1,553		130.91	203,302	
GAR	GARAGE	0	384		52.50	20,160	
OPF	OPEN PORCH	0	45		14.55	655	
PAT	PATIO	0	160		6.55	1,047	
SFL	2ND FLOOR	864	864		130.91	113,105	
WDK	WOOD DECK	0	227		25.95	5,891	
Ttl Gross Liv / Lease Area		2,417	4,267			371,258	

