

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
GEARY JOHN 78 OAK BROOK DR EAST LONGMEADOW MA 01028 GIS ID F_382278_2857051										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	237100				237,100												
										RES LAND		101	123900		123,900																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900				900												
				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		361,900		361,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
GEARY JOHN DREWNOWSKI DIANE W LUSSIER PAULA A AMERICAN CLASSICS INC				08525 0334		08-13-1993		U		I		131,850				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				08525 0332		08-13-1993		U		V		50,000				2023		101	217,700	2022	101	198,900	2021	101	190,700						
				07480 0414		06-19-1990		U		V		65,000						101	112,400		101	101,400		101	93,600						
				00000 0000				U				0						101	500		101	500		101	500						
																Total		330,600	Total	300,800	Total	284,800									
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		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 237,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 123,900 Special Land Value 0 Total Appraised Parcel Value 361,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 361,900																					
0001				101				NA																							
NOTES																															
SUB DIV #661																															
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			
201901949 116		05-29-2019 05-01-1993		91 MN		INSULATION Manual Note		2,700 128,000				0				DWELLING		03-19-2018 04-14-2004 03-17-2004 08-19-2003 02-10-1994						333 318 250 274 105		3 14 22 2 15		MEAS+INSPCTD 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	101	ONE FAM		RA				25,090	SF	4.70	1.050	6	LAND	1.00	NA	1.00					0			1.000	4.94	123,900					
Total Card Land Units								0.58	AC	Parcel Total Land Area: 0.58								Total Land Value								123,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	124.85	
Interior Floor 2	5	LINO/VINYL	RCN	285,712	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	01	NONE	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	237,100	
FBM Sqft	653		Dep % Ovr		
FBM Quality	3		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	120	12.00	2010	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		28.10	22,930	
EFB	ENCL PORCH	0	168		70.34	11,817	
FFL	1ST FLOOR	816	816		140.68	114,791	
GAR	GARAGE	0	308		56.18	17,303	
SFL	2ND FLOOR	816	816		140.68	114,791	
WDK	WOOD DECK	0	144		28.33	4,080	
Ttl Gross Liv / Lease Area		1,632	3,068			285,712	

