

State Use 101
Print Date 11/14/2023 12:24:05

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
COOMBS DONALD COOMBS MICHELLE 44 MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_384406_2853931												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		187200		187,200																							
												RES LAND		101		131900		131,900																							
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		500		500																							
				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		319,600		319,600																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
COOMBS DONALD ROBARE MICHAEL G + CATHERINE M, RODRIGUES ARMAND T + DONN HENDRIX RODRIGUES				13240 0259		05-29-2003		U		I		197,500		1A 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				09870 0286		05-23-1997		U		I		141,000				2023		101		172,700		2022		101		162,400		2021		101		156,300									
				06457 0222		04-21-1987		U		I		1				101		118,500		101		107,000		101		98,900															
				06457 0221		04-21-1987		U		I		1				101		300		101		300		101		300															
				05775 0439		03-15-1985		U		I		13,000																													
				Total												291,500		Total		269,700		Total		255,500																	
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								101				MG																													
NOTES																																									
																Appraised BLDG. Value (Card)										187,200															
																Appraised Xf (B) Value (Bldg)										0															
																Appraised Ob (B) Value (Bldg)										500															
																Appraised Land Value (Bldg)										131,900															
																Special Land Value										0															
Total Appraised Parcel Value																319,600																									
Valuation Method																C																									
Adjustment																																									
Net Total Appraised Parcel Value																319,600																									
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													
54		01-01-1985		MN		Manual Note										SFR		08-05-2019						334		3		MEAS+INSPCTD													
																		12-28-2012						317		2		MEASURED													
																		12-13-2002						250		22		MAILER SENT													
																		12-12-2002						274		2		MEASURED													
																		06-17-1992						131		14		INSPECTED													
																		06-08-1992						107		1		LEFT NOTICE													
																		04-28-1982						500		14		INSPECTED													
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								31,190		SF		3.92		1.200		7		LAND		0.90		MG		1.00		WET2		0		1.000		4.23		131,900	
Total Card Land Units																0.72		AC		Parcel Total Land Area: 0.72										Total Land Value										131,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	136.40	
Interior Floor 2	3	HARDWOOD	RCN	256,377	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
AC Type	01	NONE	Effective Year Built	1994	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	73	
Extra Kitchen St			RCNLD	187,200	
FBM Sqft	1091		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	1986	50	0.00	FR	F	0.90	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,241	1,241		162.57	201,753	
LLV	LOWR LEVEL	0	1,212		40.64	49,259	
PAT	PATIO	0	221		8.09	1,788	
WDK	WOOD DECK	0	108		33.12	3,577	
Ttl Gross Liv / Lease Area		1,241	2,782			256,377	

