

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
WATSON LANCELOT V 49 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_385018_2848070												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	145600		145,600														
												RES LAND		101	115100		115,100														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500														
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
										Total						261,200		261,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
WATSON LANCELOT V BORELAND CASWELL GAST SANDRA NELSON THOMAS C + ALICE C				21471		0061		12-01-2016		U		I		160,000		1		Year		Code		Assessed		Year		Code		Assessed			
				20713		0008		05-21-2015		U		I		134,000		1		2023		101		133,400		2022		101		106,900			
				09458		0038		04-23-1996		U		I		1		1A		101		104,700		101		95,200		101		88,200			
				02527		0547		02-21-1957		U		I		0				101		400		101		400		101		400			
																		Total		238,500		Total		202,500		Total		190,900			
EXEMPTIONS				OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description				Amount		Code		Description				YEAR		Amount		Comm Int											
				Total																											
ASSESSING NEIGHBORHOOD																															
Nbhd				Nbhd Name				Tracing				Batch																			
0001								101				MA																			
NOTES																															
CEDAR CLOSET														Appraised BLDG. Value (Card) 145,600																	
														Appraised Xf (B) Value (Bldg) 0																	
														Appraised Ob (B) Value (Bldg) 500																	
														Appraised Land Value (Bldg) 115,100																	
														Special Land Value 0																	
														Total Appraised Parcel Value 261,200																	
														Valuation Method C																	
														Adjustment																	
														Net Total Appraised Parcel Value 261,200																	
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			
																		11-29-2021						334		2		MEASURED			
																		11-22-2011						316		14		INSPECTED			
																		11-21-2011						316		2		MEASURED			
																		11-12-2002						274		3		MEAS+INSPCTD			
																		02-11-1992						105		3		MEAS+INSPCTD			
																		09-16-1980						500		3		MEAS+INSPCTD			
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				18,998	SF	6.06	1.000	5	LAND	1.00	MA	1.00					0			1.000	6.06	115,100					
Total Card Land Units														0.44	AC	Parcel Total Land Area:		0.44	Total Land Value												115,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	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			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	4	CARPET	Adj Base Rate	138.64	
Interior Floor 2	3	HARDWOOD	RCN	231,154	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		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	63	
Extra Kitchen St			RCNLD	145,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
19	PATIO			L	240	8.00	1980	30	0.00	PR	F	0.90	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		30.56	31,778	
EFB	ENCL PORCH	0	247		76.70	18,945	
FFL	1ST FLOOR	1,040	1,040		152.78	158,890	
GAR	GARAGE	0	352		61.20	21,542	
Ttl Gross Liv / Lease Area		1,040	2,679			231,154	

