

State Use 101
Print Date 11/14/2023 2:26:41 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
MASTRANGELO RALPH F MASTRANGELO DEBRAA 42 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_386417_2857468												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		245200		245,200												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		143700		143,700												
												RESIDENTL.		101		3100		3,100												
				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		392,000		392,000														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																	
MASTRANGELO RALPH F RICHTER WALTER L				07375 04324		0535 0173		01-26-1990 09-16-1976		U	I	200,000 0			Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed					
															2023	101	224,800		2022	101	201,900		2021	101	193,400					
																101	130,000			101	117,000			101	108,500					
																101	2,400			101	2,400			101	2,400					
Total															Total	357,200		Total		321,300		Total		304,300						
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)										245,200		
																		Appraised Xf (B) Value (Bldg)										0		
																		Appraised Ob (B) Value (Bldg)										3,100		
																		Appraised Land Value (Bldg)										143,700		
																		Special Land Value										0		
																		Total Appraised Parcel Value										392,000		
																		Valuation Method										C		
																		Adjustment												
																		Net Total Appraised Parcel Value										392,000		
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						
																	05-30-2018					333	3	MEAS+INSPCTD						
																	09-29-2010					311	2	MEASURED						
																	09-12-2002					250	22	MAILER SENT						
																	09-10-2002					274	2	MEASURED						
																	02-13-1992					170	3	MEAS+INSPCTD						
																	01-15-1981					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				27,532		SF	4.35	1.200	7	LAND	1.00	MG	1.00			0			1.000	5.22		143,700				
Total Card Land Units								0.63		AC	Parcel Total Land Area: 0.63								Total Land Value										143,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		117.75
Interior Floor 1	3	HARDWOOD	RCN		350,334
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1968
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		245,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2000	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	160	15.00	2000	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,205		28.46	34,293	
EFB	ENCL PORCH	0	80		71.15	5,692	
FFL	1ST FLOOR	1,205	1,205		142.30	171,467	
GAR	GARAGE	0	624		57.01	35,574	
OPF	OPEN PORCH	0	40		14.23	569	
PAT	PATIO	0	310		7.34	2,277	
TQS	3/4 STORY	706	941		106.76	100,461	
Ttl Gross Liv / Lease Area		1,911	4,405			350,334	

