

Property Location

93 MEADOW RD

Map ID

47/ 78/ 151/ /

Bldg Name

State Use

101

Vision ID

3777

Account #

3842

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:43:40 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
COMEAU BARBARA 93 MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_384686_2854922		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		202700		202,700																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		136800		136,800																							
		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								339,500		339,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
COMEAU BARBARA GARDNER ANNE C,TRUSTEE OF THE GARDNER ANNE COFFIN,				17025		0509		11-08-2007		U		I		255,000		1A		Year		Code		Assessed		Year		Code		Assessed											
				12017		0063		12-05-2001		U		I		100				2023		101		185,900		2022		101		167,700		2021		101		160,700					
				03723		0484		08-25-1972		U		I		0						101		124,300				101		112,000		101		103,800							
																		Total		310,200		Total		279,700		Total		264,500											
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																		APPRAISED VALUE SUMMARY																					
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)														202,700									
0001								101				MG				Appraised Xf (B) Value (Bldg)														0									
NOTES																		Appraised Ob (B) Value (Bldg)														0							
																		Appraised Land Value (Bldg)														136,800							
																		Special Land Value														0							
																		Total Appraised Parcel Value														339,500							
																		Valuation Method														C							
																		Adjustment																					
																		Net Total Appraised Parcel Value														339,500							
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											
93		04-09-2008		4		ADDITION		15,000								ADD TO EXISTING		08-05-2019						334		3		MEAS+INSPCTD											
																		04-29-2011						317		15		PERMIT VISIT											
																		01-23-2009						317		15		PERMIT VISIT											
																		10-10-2002						274		14		INSPECTED											
																		09-12-2002						250		22		MAILER SENT											
																		09-11-2002						274		2		MEASURED											
																		02-25-1992						170		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								16,418 SF		6.94		1.200		7		LAND		1.00		MG		1.00				0		1.000		8.33		136,800	
Total Card Land Units														0.38		AC		Parcel Total Land Area:				0.38				Total Land Value										136,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		123.32
Interior Floor 2			RCN		289,613
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	7		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		70
Extra Kitchen St			RCNLD		202,700
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		27.39	24,981	
FFL	1ST FLOOR	1,020	1,020		137.26	140,002	
GAR	GARAGE	0	560		54.90	30,746	
TQS	3/4 STORY	684	912		102.94	93,884	
Ttl Gross Liv / Lease Area		1,704	3,404			289,613	

