

State Use 101
Print Date 11/14/2023 7:29:23 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
COSTA JOAQUIM 245 MAPLE ST EAST LONGMEADOW MA 01028 GIS ID F_376669_2848526												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	171700		171,700												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	103700		103,700												
				SUPPLEMENTAL DATA												Total		275,400		275,400									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
COSTA JOAQUIM COOK MICHAEL J DISIBIO CHRISTINE E ROY NOELLE WALACHOWICZ LINDA E				24273 0033		11-30-2021		Q		I		269,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				23833 0392		04-20-2021		U		I		260,000		1		2023	101 101	157,200 94,500	2022	101 101	126,300 86,000	2021	101 101	108,800 79,400					
				23074 0114		02-04-2020		U		I		1																	
				21908 0095		10-19-2017		Q		I		168,000		00		Total		251,700		Total		212,300		Total		188,200			
03800 0215		05-14-1973		U		I		0																					
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 171,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 103,700 Special Land Value 0 Total Appraised Parcel Value 275,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 275,400														
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MA																			
NOTES																													
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	
58		04-03-2001		12		REROOF		1,500								NVC		03-02-2021						400		14		INSPECTED	
168		06-26-1995		MN		Manual Note		3,000								WINDOWS		01-22-2016						105		2		MEASURED	
																		04-28-2004						318		14		INSPECTED	
																		04-06-2004						250		22		MAILER SENT	
																		03-26-2004						318		2		MEASURED	
																		12-18-2001						105		15		PERMIT VISIT	
																		12-12-1995						107		15		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		RB				19,317 SF		5.97		1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	5.37		103,700		
Total Card Land Units 0.44 AC														Parcel Total Land Area: 0.44				Total Land Value 103,700											

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	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			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		133.35	
Interior Floor 1	3	HARDWOOD	RCN		245,228	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1959	
Heat Type	1	FORCED H/A	Effective Year Built		1991	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		171,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,176		29.22	34,364	
EFP	ENCL PORCH	0	132		73.12	9,651	
FFL	1ST FLOOR	1,176	1,176		146.23	171,967	
GAR	GARAGE	0	494		58.61	28,954	
OFF	OPEN PORCH	0	24		12.19	292	
Ttl Gross Liv / Lease Area		1,176	3,002			245,228	

