

State Use 101
Print Date 11/14/2023 7:44:18 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
NARREAU DAVID JR NARREAU SHERRY A 201 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_387466_2854866 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	241600		241,600										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	126400		126,400										
												RESIDNTL.		101	11600		11,600										
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10		Assoc Pid#				Total		379,600		379,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
NARREAU DAVID JR COLLURA MICHAEL D COLLURA JOHN A				21323		0151		08-23-2016		Q		I		285,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				20606		0466		02-25-2015		U		I		265,000		1A		2023	101	223,700	2022	101	204,000	2021	101	196,600	
				05920		0075		10-15-1985		U		I		89,000				101	114,900		101	103,600		101	95,800		
																		101	11,100		101	11,100		101	11,100		
				Total														Total	349,700	Total	318,700	Total	303,500				
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 Appraised BLDG. Value (Card) 241,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,600 Appraised Land Value (Bldg) 126,400 Special Land Value 0 Total Appraised Parcel Value 379,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 379,600							
Nbhd				Nbhd Name				Tracing				Batch															
0001								101				MG															
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					
176		07-01-1992		MN	Manual Note		15,000					POOL I				01-26-2017				317	16	FIELDREV CHG					
96		05-01-1991		MN	Manual Note		1,400					SHED				06-17-2008				250	P1	PHONE MESSAG					
																05-29-2008				317	2	MEASURED					
																11-29-2001				247	2	MEASURED					
																10-31-2001				250	22	MAILER SENT					
																02-16-1993				131	15	PERMIT VISIT					
																07-24-1992				131	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				22,975 SF	5.09	1.200	7	LAND	1.00	MG	1.00			0 TRF1 0.9	1.000	5.5	126,400						
Total Card Land Units								0.53 AC	Parcel Total Land Area: 0.53								Total Land Value								126,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	Percentage
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	3	HARDWOOD	Adj Base Rate	124.92	
Interior Floor 2			RCN	345,107	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1962	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	1		Overall % Condition	70	
Extra Kitchen St	F	FAIR	RCNLD	241,600	
FBM Sqft	1000		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	160	12.00	1991	60	0.00	AV	A	1.00	1,200
11	POOL I-V	OB	Outbuildi	L	512	29.00	1992	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,448		34.10	49,374	
FFL	1ST FLOOR	1,448	1,448		170.26	246,529	
GAR	GARAGE	0	624		68.21	42,564	
OFP	OPEN PORCH	0	110		17.03	1,873	
WDK	WOOD DECK	0	140		34.05	4,767	
Ttl Gross Liv / Lease Area		1,448	3,770			345,107	

