

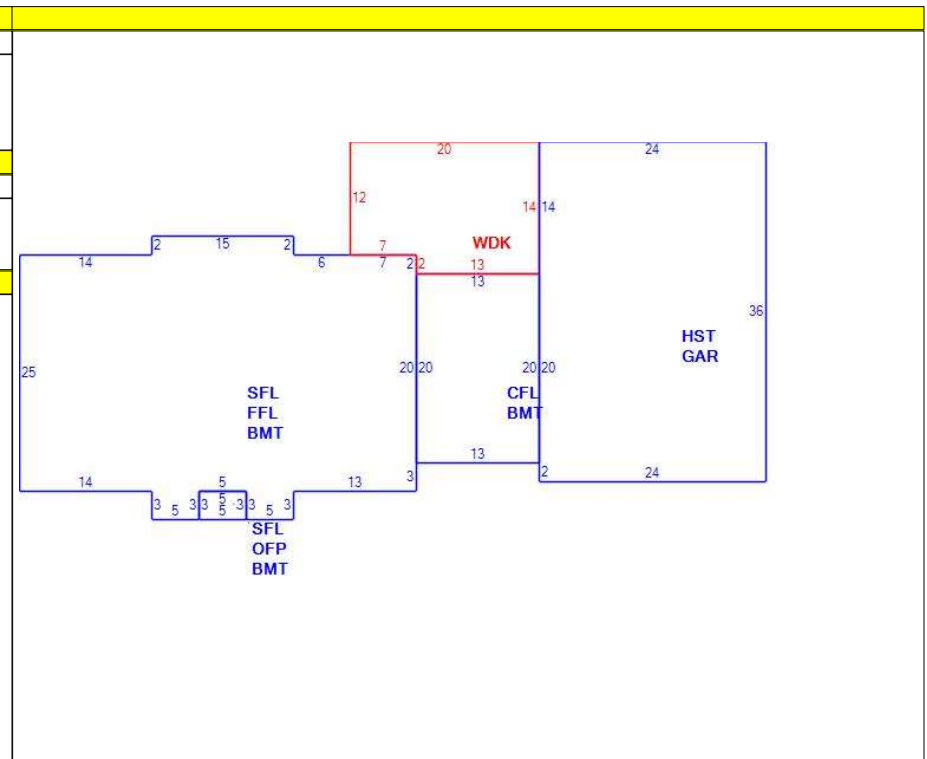
State Use 101
Print Date 11/14/2023 9:52:10 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
BRETON GARY C BRETON KATHLEEN M 75 WINDHAM DRIVE EAST LONGMEADOW MA 01028 GIS ID F_392297_2849567												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		378600		378,600																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		159000		159,000																	
				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		537,600		537,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
BRETON GARY C P W B + T INC PECK ARNOLD CJBUILDERS DEMERS				07830		0399		10-15-1991		U		V		77,000		1L		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				07595		0064		11-28-1990		U		I		1		1L		2023		101		356,100		2022		101		321,400		2021		101		308,300	
				06792		0223		03-31-1988		U		I		2,890,000		1		101		145,000						101		147,400		101		137,000			
				06298		0122		11-21-1986		U		I		1																					
				00000		0000				U				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																			
				Total																															
ASSESSING NEIGHBORHOOD																																			
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				NV																							
NOTES																																			
SUB DIV # 575																																			
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							
105		05-01-1994		MN		Manual Note		200,000								DWELLING		06-26-2018						333		2		MEASURED							
																		06-29-2006						311		2		MEASURED							
																		02-02-2000						250		22		MAILER SENT							
																		01-03-1999						247		2		MEASURED							
																		03-06-1995						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		RA				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000											
1	101	ONE FAM		RA				0.430	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	3,000											
Total Card Land Units								1.35	AC	Parcel Total Land Area: 1.35								Total Land Value								159,000									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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		102.39
Interior Floor 1	3	HARDWOOD	RCN		456,137
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1994
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		83
Extra Kitchens	0		RCNLD		378,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	693		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	1,385		25.25	34,971	
CFL	CATHEDRAL CE	260	260		130.13	33,835	
FFL	1ST FLOOR	1,110	1,110		126.25	140,136	
GAR	GARAGE	0	864		50.56	43,682	
HST	HALF STORY	432	864		63.12	54,539	
OFP	OPEN PORCH	0	15		16.83	252	
SFL	2ND FLOOR	1,125	1,125		126.25	142,030	
WDK	WOOD DECK	0	266		25.15	6,691	
Ttl Gross Liv / Lease Area		2,927	5,889			456,137	



75 WINDHAM DR