

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
YACOVONE PAUL LAVOIE LINDSAY 70 BRYNMAWR DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	169900		169,900															
												RES LAND		101	141300		141,300															
				DRAINAGE				VIEW		COMMUNITY																						
				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#																								
GIS ID F_395129_2841154												Total		311,200		311,200																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
YACOVONE PAUL MAURER GARY C , MAURER GARY C + CAROLE L, DUNN RITA				18336		0351		06-16-2010		U		I		252,700		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				11821		0020		08-21-2001		U		I		100				2023		101	156,500		2022	101	140,200		2021	101	130,600			
				09837		0289		04-25-1997		U		I		129,900						101	128,500			101	115,800			101	107,000			
				03600		0335		06-29-1971		U		I		0										101	400							
																Total		285,000		Total		256,000		Total		238,000						
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)								169,900						
																		Appraised Xf (B) Value (Bldg)								0						
																		Appraised Ob (B) Value (Bldg)								0						
																		Appraised Land Value (Bldg)								141,300						
																		Special Land Value								0						
																		Total Appraised Parcel Value								311,200						
																		Valuation Method								C						
																		Adjustment														
																		Net Total Appraised Parcel Value								311,200						
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				
202101028		03-25-2021		9		ALTERATION		19,500		07-16-2021		100		07-16-2021		FINISH PART OF BS		07-20-2021						400		15		PERMIT VISIT				
																		07-16-2021						334		15		PERMIT VISIT				
																		07-09-2019						334		2		MEASURED				
																		03-11-2011						317		16		FIELDREV CHG				
																		06-03-2008						250		P1		PHONE MESSAG				
																		06-16-2005						274		2		MEASURED				
																		01-18-2000						247		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				25,000	SF	4.71	1.200	7	LAND	1.00	MG	1.00				0			1.000	5.65	141,300							
Total Card Land Units								0.57	AC	Parcel Total Land Area: 0.57								Total Land Value								141,300						

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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		131.58
Interior Floor 1	3	HARDWOOD	RCN		269,637
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1971
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		63
Extra Kitchens	0		RCNLD		169,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	676		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		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	1,196		30.95	37,015	
EFP	ENCL PORCH	0	224		77.44	17,346	
FFL	1ST FLOOR	1,196	1,196		154.87	185,230	
GAR	GARAGE	0	441		61.81	27,258	
OPF	OPEN PORCH	0	36		17.21	619	
PAT	PATIO	0	285		7.61	2,168	
Ttl Gross Liv / Lease Area		1,196	3,378			269,637	

