

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CASTANHO MATTHEW C 15 YORKSHIRE PL EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	292100		292,100												
												RES LAND		101	148200		148,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900												
				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_379554_2844751												Total		441,200		441,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CASTANHO MATTHEW C ZELEK JOHN J VANGNESS,PETER A ROULIER DAN &,ASSOCIATES INC DAVIS JOHN H + STEPHEN A,				22723		0555		06-24-2019		Q		I		340,000		00		Year		Code		Assessed		Year		Code		Assessed	
				10907		0528		08-30-1999		U		V		192,000				2023		101		259,100		2022		101		233,100	
				10303		0441		05-29-1998		U		I		176,200						101		134,200		2021		101		121,300	
				10303		0437		05-29-1998		U		V		50,000										Total		393,300		Total	
																												334,300	
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				NG																	
NOTES																													
SUB DIV #801																		Appraised BLDG. Value (Card)										292,100	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										900	
																		Appraised Land Value (Bldg)										148,200	
																		Special Land Value										0	
																		Total Appraised Parcel Value										441,200	
																		Valuation Method										C	
																		Adjustment											
																		Net Total Appraised Parcel Value										441,200	
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	
B-23-118		03-01-2023		9		ALTERATION		10,000		07-12-2023		100		07-12-2023		FINISH BMT		07-12-2023						334		15		PERMIT VISIT	
202001098		04-03-2020		62		SOLAR		13,376		06-13-2022		0				PROJECT ON HOL		06-30-2021						400		15		PERMIT VISIT	
250		12-04-1997		2		DWELLING		145,500										05-22-2020						400		15		PERMIT VISIT	
																		01-13-2017						119		2		MEASURED	
																		04-26-2004						317		13		MISSED APPT	
																		03-30-2004						250		22		MAILER SENT	
																		12-05-2003						274		2		MEASURED	
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	MULT				25,866	SF	4.58	1.250	8	LAND	1.00	NG	1.00		0		1.000	5.73	148,200								
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value							148,200						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
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		121.21	
Interior Floor 1	3	HARDWOOD	RCN		343,621	
Interior Floor 2	15	LAMINATE	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1997	
Heat Type	1	FORCED H/A	Effective Year Built		2006	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		15	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		85	
Extra Kitchens	0		RCNLD		292,100	
Extra Kitchen St	G	GOOD	Dep % Ovr			
FBM Sqft	724		Dep Ovr Comment			
FBM Quality	5		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	0		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
02	SHED/FR			L	112	12.00	2021	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	884		30.88	27,298	
FFL	1ST FLOOR	884	884		154.23	136,338	
GAR	GARAGE	0	576		61.58	35,473	
PAT	PATIO	0	378		7.75	2,930	
SFL	2ND FLOOR	884	884		154.23	136,338	
WDK	WOOD DECK	0	168		31.21	5,244	
Ttl Gross Liv / Lease Area		1,768	3,774			343,621	

