

State Use 101
Print Date 11-18-2024 8:20:40 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
RIVAS EMILIANA 15 HARMON AV EAST LONGMEADOW MA 01028 GIS ID F_376101_2856591												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	210400		210,400															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	87100		87,100															
				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		297,500		297,500																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
RIVAS EMILIANA MALONE KENNETH S LEDUC,JEFFREY M ROCHE STEVEN A + SUSAN M, ROCHE STEVEN A, DONALD A				22188	0557	05-25-2018	Q	I			260,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				16372	0037	12-01-2006	U	I			231,000	1A	2024	101	198,500	2023	101	186,100	2022	101	171,400											
				10511	2425	11-02-1998	U	I			147,750		101	87,100	101	79,200	101	72,200														
				09579	0284	08-02-1996	U	I	1		Total		285,600	Total	265,300	Total	243,600															
				07400	0423	03-01-1990	U	I	146,000																							
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 210,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 87,100 Special Land Value 0 Total Appraised Parcel Value 297,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 297,500																				
Nbhd		Nbhd Name			Tracing			Batch																								
0001					101			MF																								
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	
												329	10-18-2005	25	WINDOWS		6,137								03-19-2024			334	2	MEASURED		
																									05-14-2018			333	4	INFO AT DOOR		
																			04-13-2010			316	3	MEAS+INSPCTD								
																			12-16-2005			311	15	PERMIT VISIT								
																			04-20-2004			311	3	MEAS+INSPCTD								
																			05-06-1992			107	22	MAILER SENT								
																			06-22-1990			131	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	RB				18,000	SF	6.37	0.760	3	LAND	1.00	MF	1.00			0		1.000	4.84	87,100										
Total Card Land Units							0.41	AC	Parcel Total Land Area: 0.41							Total Land Value							87,100									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	12	BOARD+BATT	Code	Description	Percentage
Exterior Wall 2	26	WOOD	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		141.49
Interior Floor 1	2	SOFTWOOD	RCN		309,370
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1980
Heat Type	3	FORCED H/W	Effective Year Built		1989
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		32
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		68
Extra Kitchens	0		RCNLD		210,400
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	1000		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	2		Cost to Cure Ovr Comment		
WS Flues	1				

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		33.99	40,648	
EFP	ENCL PORCH	0	120		85.04	10,205	
FFL	1ST FLOOR	1,292	1,292		170.08	219,739	
GAR	GARAGE	0	504		68.17	34,356	
OPF	OPEN PORCH	0	144		16.54	2,381	
PAT	PATIO	0	238		8.58	2,041	
Ttl Gross Liv / Lease Area		1,292	3,494			309,370	

