

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																												
COUSINEAU LAUREN M 75 GATES AV EAST LONGMEADOW MA 01028 GIS ID F_379233_2855510 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	192600		192,600																							
												RES LAND		101	115100		115,100																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500																							
				SUPPLEMENTAL DATA																																				
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Y Field 8 Field 9 Field 10 Assoc Pid#																																
										Total		309,200		309,200																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																											
COUSINEAU LAUREN M GIROUX,CHAD R ALBERT MICHAEL J, ALBERT MICHAEL J + SANDRA				18164 0136		01-12-2010		U	I	100		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																			
				16838 0063		07-30-2007		U	I	210,000			2024	101	177,500	2023	101	162,400	2022	101	143,300																			
				09018 0340		12-16-1994		U	I	1		1		101	115,100		101	104,600		101	95,200																			
				04554 0056		02-21-1978		U	I	0				101	1,500		101	900		101	900																			
										Total		294,100		Total		267,900		Total		239,400																				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																												
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 192,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 115,100 Special Land Value 0 Total Appraised Parcel Value 309,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 309,200																							
				Total																																				
ASSESSING NEIGHBORHOOD																																								
Nbhd		Nbhd Name						Tracing					Batch																											
0001								101					MA																											
NOTES																																								
FY13 SUB DIV 1091 BK PLANS 362-25 - 39825 SF MORE OR LESS BK 18945 P114 DATED 10-6-2011-INTEGRAL PART OF PARCEL A- 202.1 SF TO PARCEL 12A-7-113 BK 19010 PG 190 DATED 11-23-11-PARCEL B-1																																								
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																
195		08-03-2009		12	REROOF		6,755								NVC		07-16-2019					334	1	LEFT NOTICE																
126		04-29-2008		54	FENCE		0				0						01-20-2012					317	16	FIELDREV CHG																
																	12-03-2009					317	15	PERMIT VISIT																
																	12-12-2008					317	15	PERMIT VISIT																
																	04-22-2004					317	14	INSPECTED																
																	04-05-2004					AO	22	MAILER SENT																
																	03-26-2004					316	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		RC				18,780 SF		6.13	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.13		115,100															
Total Card Land Units								0.43	AC	Parcel Total Land Area: 0.43													Total Land Value			115,100														

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	15		OLD STYLE			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C+		AVG. (+)			Bsmt Garage							
Stories	1.50		1 1/2 STORIES			Units	1						
Foundation	3		MASONRY			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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				105.66			
Interior Floor 1	3		HARDWOOD			RCN				305,652			
Interior Floor 2						Net Other Adj							
Heat Fuel	1		OIL			Year Built				1919			
Heat Type	5		STEAM			Effective Year Built				1984			
AC Type	01		NONE			Depreciation Code				AG			
Bedrooms	3					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %				37			
Extra Fixtures	2					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				63			
Extra Kitchens	0					RCNLD				192,600			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	457					Dep Ovr Comment							
FBM Quality	1					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	1					Cost to Cure Ovr Comment							
WS Flues													
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	216	12.00	1930	50	0.00	FR	F	0.90	1,200
02	SHED/FR			L	96	12.00	1930	30	0.00	PR	P	0.75	300
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
ATC	ATTIC					344	1,376		31.69		43,610		
BMT	BASEMENT					0	1,523		25.39		38,666		
EFP	ENCL PORCH					0	136		63.39		8,621		
FFL	1ST FLOOR					1,523	1,523		126.77		193,077		
GAR	GARAGE					0	380		50.71		19,270		
PAT	PATIO					0	380		6.34		2,409		
Ttl Gross Liv / Lease Area						1,867	5,318				305,652		

