

State Use 101
Print Date 11/20/2024 11:41:39 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW MA 01028 GIS ID F_379965_2853733												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	179800		179,800								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	102000		102,000								
				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		281,800		281,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
COMEAU RICHARD A COOK STEPHEN H RINKEWICH ELIZABETH				08876	0481	06-30-1994	U	I	103,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				08814	0214	04-28-1994	U	I	215,000		1		2024	101	165,700	2023	101	151,600	2022	101	135,300				
				01808	0507	10-25-1945	U	I	0				101	102,000		101	92,700		101	84,300					
												Total		267,700		Total		244,300		Total		219,600			
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				MA															
NOTES																									
SUB DIV 749																									
												Appraised BLDG. Value (Card)						179,800							
												Appraised Xf (B) Value (Bldg)						0							
												Appraised Ob (B) Value (Bldg)						0							
												Appraised Land Value (Bldg)						102,000							
												Special Land Value						0							
												Total Appraised Parcel Value						281,800							
												Valuation Method						C							
												Adjustment													
												Net Total Appraised Parcel Value						281,800							
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							
201700345	02-07-2017	91	INSULATION		2,960		04-29-2016	0	04-29-2016	METAL ROOF ON R	04-29-2016	ENCLOSE BREEZE	04-29-2016			317	15	PERMIT VISIT							
201502859	11-17-2015	12	REROOF		1,200			100			12-19-2008		317			15	PERMIT VISIT								
185	06-09-2008	1	PORCH		7,887			0			04-29-2004		317			14	INSPECTED								
185A	07-01-1994	MN	Manual Note		5,000						03-24-2004		250			22	MAILER SENT								
												10-25-2003			274	2	MEASURED								
												12-15-1995			107	15	PERMIT VISIT								
												01-18-1995			107	3	MEAS+INSPCTD								
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				15,245 SF	7.43	1.000	5	LAND	0.90	MA	1.00	TOP2		0		1.000	6.69	102,000				
Total Card Land Units							0.35 AC	Parcel Total Land Area: 0.35							Total Land Value							102,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	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		139.26
Interior Floor 1	3	HARDWOOD	RCN		285,373
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	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	1		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		179,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		30.07	30,308
BNT	BSMT ENTRY	0	35		8.57	300
EFP	ENCL PORCH	0	121		75.64	9,152
FFL	1ST FLOOR	1,008	1,008		150.04	151,239
GAR	GARAGE	0	308		59.92	18,455
HST	HALF STORY	504	1,008		75.02	75,619
OPF	OPEN PORCH	0	16		18.75	300
Ttl Gross Liv / Lease Area		1,512	3,504			285,372

