

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
WATSON LANCELOT V 49 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_385018_2848070 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	157800		157,800								
												RES LAND		101	115100		115,100								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500								
				SUPPLEMENTAL DATA																					
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
												Total		273,400		273,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
WATSON LANCELOT V BORELAND CASWELL GAST SANDRA NELSON THOMAS C + ALICE C				21471 0061		12-01-2016		U	I	160,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				20713 0008		05-21-2015		U	I	134,000		1	2024	101	145,600	2023	101	133,400	2022	101	106,900				
				09458 0038		04-23-1996		U	I	1		1A	101	115,100	101	104,700	101	95,200							
				02527 0547		02-21-1957		U	I	0			101	500	101	400	101	400							
												Total		261,200		Total		238,500		Total		202,500			
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																									
CEDAR CLOSET												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value													
												157,800 0 500 115,100 0 273,400 C 273,400													
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		
																11-29-2021					334	2	MEASURED		
																11-22-2011					316	14	INSPECTED		
																11-21-2011					316	2	MEASURED		
																11-12-2002					274	3	MEAS+INSPCTD		
																02-11-1992					105	3	MEAS+INSPCTD		
																09-16-1980					500	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		RA				18,998 SF		6.06	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.06		115,100
Total Card Land Units								0.44 AC		Parcel Total Land Area: 0.44				Total Land Value										115,100	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style		19	RANCH				Central Vac		1	YES			
Model		01	RESIDENTIAL				Basement Floor		12	CONCRETE			
Grade		C	AVERAGE				Bsmt Garage						
Stories		1.00	1 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		2	PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate					151.44	
Interior Floor 1		4	CARPET				RCN					250,521	
Interior Floor 2		3	HARDWOOD				Net Other Adj						
Heat Fuel		2	GAS				Year Built					1956	
Heat Type		3	FORCED H/W				Effective Year Built					1984	
AC Type		03	FULL				Depreciation Code					AG	
Bedrooms		3					Remodel Rating						
Full Baths		1					Year Remodeled						
Half Baths		0					Depreciation %					37	
Extra Fixtures		0					Functional Obsol						
Total Rooms		5					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					157,800	
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													
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
19	PATIO			L	240	8.00	1980	30	0.00	PR	F	0.90	500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,040		33.12	34,440			
EFP	ENCL PORCH					0	247		83.12	20,532			
FFL	1ST FLOOR					1,040	1,040		165.58	172,202			
GAR	GARAGE					0	352		66.33	23,347			
Ttl Gross Liv / Lease Area						1,040	2,679			250,521			

