

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LACHARITE GRACE N 56 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375642_2852456 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	334600		334,600										
												RES LAND		101	115800		115,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1200		1,200										
SUPPLEMENTAL DATA																											
Alt Prcl ID SP Permit Chapter Land OC Dates 1/26/2015 In+Ex FY Mailed								Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		451,600		451,600							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LACHARITE GRACE N FOSTER JOHN W JR NU WAY HOMES INC CHRISTENSON JEANNETTE R LE, CHRISTENSON,JEANNETTE R LIFE EST				24854 0337		12-23-2022		Q		I		449,900		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				20582 0460		01-30-2015		Q		I		284,500		00		2024		101	310,500	2023		101	276,500	2022		101	252,100
				19815 0097		05-10-2013		U		I		80,500		1				101	115,800			101	105,300			101	94,900
				18082 0549		11-20-2009		U		I		10		1A				101	1,200								
				12176 0482		02-21-2002		U		I		100				Total		427,500	Total		381,800	Total		347,000			
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																											
Nbhd				Nbhd Name				Tracing				Batch															
0001								101				NA															
NOTES																											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		135.99
Interior Floor 1	3	HARDWOOD	RCN		356,006
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2013
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		94
Extra Kitchens	0		RCNLD		334,600
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	700		Dep Ovr Comment		
FBM Quality	3		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	0				

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	256	8.00	2022	60	0.00	AV	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	94	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	741		34.70	25,714
FFL	1ST FLOOR	741	741		173.75	128,746
GAR	GARAGE	0	480		69.50	33,359
OFP	OPEN PORCH	0	25		20.85	521
SFL	2ND FLOOR	936	936		173.75	162,626
WDK	WOOD DECK	0	144		34.99	5,039
Ttl Gross Liv / Lease Area		1,677	3,067			356,006

