

State Use 101
Print Date 11/21/2024 11:42:48 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW												
ROSARIO LAFONTAINE CRISTINA FRONGILLO JOHN A 247 VINELAND AV EAST LONGMEADOW MA 01028 GIS ID F_376751_2851538				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		169600		169,600														
												RES LAND		101		115900		115,900														
												RESIDNTL.		101		6200		6,200														
				SUPPLEMENTAL DATA						Total										291,700		291,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
ROSARIO LAFONTAINE CRISTINA RICHARD JEAN D				25350 02946		0312 0434		03-14-2024 04-25-1963		Q U		I I		300,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
																		2024	101	159,900	2023	101	146,400	2022	101	131,000						
																			101	115,900		101	105,400		101	95,800						
																			101	6,200		101	5,100		101	5,100						
Total										282,000		Total		256,900		Total		231,900														
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) 169,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,200 Appraised Land Value (Bldg) 115,900 Special Land Value 0 Total Appraised Parcel Value 291,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 291,700																		
Total																																
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name				Tracing				Batch																						
0001						101				MA																						
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											
																03-20-2024			334	2	MEASURED											
																03-19-2018			333	3	MEAS+INSPCTD											
																04-05-2004			319	3	MEAS+INSPCTD											
																08-29-1990			131	3	MEAS+INSPCTD											
																04-29-1980			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	RB				20,740	SF	5.59	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.59	115,900										
Total Card Land Units																0.48		AC	Parcel Total Land Area: 0.48						Total Land Value						115,900	

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	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	137.37	
Interior Floor 2	3	HARDWOOD	RCN	297,533	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St	N	NONE	RCNLD	169,600	
FBM Sqft	669		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		Cost to Cure Ovr Comment		

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
03	GARAGE	OB	Outbuildi	L	234	32.00	1968	60	0.00	AV	A	1.00	4,500
02	SHED/FR			L	240	12.00	1992	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	836		29.94	25,032	
FFL	1ST FLOOR	980	980		149.89	146,893	
GAR	GARAGE	0	352		60.04	21,135	
OSP	SCRN PORCH	0	346		22.53	7,794	
PAT	PATIO	0	362		7.45	2,698	
TQS	3/4 STORY	627	836		112.42	93,981	
Ttl Gross Liv / Lease Area		1,607	3,712			297,533	

