

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
CHABAN STEVEN C CHABAN LORRAINE M 85 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	213500		213,500														
												RES LAND		101	119700		119,700														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900														
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed																											
GIS ID F_375050_2851395												Total		334,100		334,100															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CHABAN STEVEN C MELLOR,THOMAS A TADDIA ROBERT E + CHERYL J,				17362		0266		06-23-2008		U		I		236,000		2024		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				14086		0544		04-12-2004		U		I		224,900				101		199,700		2023		101		182,900		2022		101	
				04394		0105		03-10-1977		U		I		0		101		119,700		101		108,800		101		97,900					
																Total		320,300		Total		292,200		Total		263,100					
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) 213,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 119,700 Special Land Value 0 Total Appraised Parcel Value 334,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 334,100																
Total																															
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name		Tracing				Batch																							
0001				101				NA																							
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			
315		10-07-2008		9		ALTERATION		10,000				0				SIDING, WINDOWS		03-23-2018						333		2		MEASURED			
216		08-03-2004		11		POOL		1,900								ABV GRND		08-07-2009						375		14		INSPECTED			
167		01-01-1983		MN		Manual Note										ADDITION		11-21-2008						317		15		PERMIT VISIT			
																		12-15-2004						311		15		PERMIT VISIT			
																		04-02-2004						319		3		MEAS+INSPCTD			
																		07-20-1992						131		14		INSPECTED			
																		04-01-1992						107		22		MAILER SENT			
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				16,768	SF	6.80	1.050	6	LAND	1.00	NA	1.00					0			1.000	7.14	119,700					
Total Card Land Units 0.38 AC																		Parcel Total Land Area: 0.38		Total Land Value 119,700											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Central Vac	0	NO	
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	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		138.39	
Interior Floor 1	3	HARDWOOD	RCN		292,477	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1977	
Heat Type	1	FORCED H/A	Effective Year Built		1994	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		27	
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		73	
Extra Kitchens	0		RCNLD		213,500	
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	0		Cost to Cure Ovr Comment			
WS Flues	1					

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	120	12.00	2011	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,404		30.17	42,364
FFL	1ST FLOOR	1,428	1,428		150.76	215,287
GAR	GARAGE	0	528		60.25	31,811
OFP	OPEN PORCH	0	24		12.56	302
PAT	PATIO	0	360		7.54	2,714
Ttl Gross Liv / Lease Area		1,428	3,744			292,477

