

State Use 101
Print Date 11/22/2024 8:22:57 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MASTRANGELO RALPH F MASTRANGELO DEBRAA 42 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_386417_2857468												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		265700		265,700																	
												RES LAND		101		143700		143,700																	
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		3100		3,100																	
				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		412,500		412,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MASTRANGELO RALPH F RICHTER WALTER L				07375 04324		0535 0173		01-26-1990 09-16-1976		U U		I I		200,000 0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2024		101 101 101		245,200 143,700 3,100		2023		101 101 101		224,800 130,000 2,400		2022		101 101 101		201,900 117,000 2,400	
																				Total				392,000		Total				357,200		Total			
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														APPROAISED VALUE SUMMARY																	
																						Appraised BLDG. Value (Card)				265,700									
																						Appraised Xf (B) Value (Bldg)				0									
																						Appraised Ob (B) Value (Bldg)				3,100									
																						Appraised Land Value (Bldg)				143,700									
																						Special Land Value				0									
																						Total Appraised Parcel Value				412,500									
																						Valuation Method				C									
																						Adjustment													
																						Net Total Appraised Parcel Value				412,500									
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							
																		05-30-2018						333		3		MEAS+INSPCTD							
																		09-29-2010						311		2		MEASURED							
																		09-12-2002						250		22		MAILER SENT							
																		09-10-2002						274		2		MEASURED							
																		02-13-1992						170		3		MEAS+INSPCTD							
																		01-15-1981						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				27,532	SF	4.35	1.200	7	LAND	1.00	MG	1.00			0			1.000	5.22	143,700											
Total Card Land Units								0.63	AC	Parcel Total Land Area: 0.63								Total Land Value								143,700									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	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		128.62
Interior Floor 1	3	HARDWOOD	RCN		379,504
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1968
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		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		70
Extra Kitchens	0		RCNLD		265,700
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	2		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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2000	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	160	15.00	2000	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,205		30.83	37,149	
EFB	ENCL PORCH	0	80		77.07	6,166	
FFL	1ST FLOOR	1,205	1,205		154.14	185,744	
GAR	GARAGE	0	624		61.76	38,536	
OPF	OPEN PORCH	0	40		15.41	617	
PAT	PATIO	0	310		7.96	2,466	
TQS	3/4 STORY	706	941		115.65	108,826	
Ttl Gross Liv / Lease Area		1,911	4,405			379,504	

