

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
COUCEIRO JULIO LE COUCEIRO KATHLEEN A LE 62 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385148_2851890 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	251800		251,800					
												RES LAND		101	136400		136,400					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900		2,900					
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		391,100		391,100		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
COUCEIRO JULIO LE COUCEIRO JULIO M SAFFORD HAZEL W				24936 08655 02562	0351 0394 0170	03-14-2023 11-30-1993 08-16-1957	U U U	I I I	1 120,500 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
											2024	101	232,400	2023	101	162,600	2022	101	145,500			
												101	136,400		101	124,100		101	111,900			
												101	2,900		101	1,800		101	1,800			
Total												371,700		Total		288,500		Total		259,200		
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) 251,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 136,400 Special Land Value 0 Total Appraised Parcel Value 391,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 391,100								
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name				Tracing				Batch												
0001						101				MG												
NOTES																						

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+	AVG. (+)	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
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	131.16	
Interior Floor 2	3	HARDWOOD	RCN	326,966	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1998	
Bedrooms	2		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2023	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	251,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	80	12.00	1995	60	0.00	AV	A	1.00	600
02	SHED/FR			L	220	12.00	2009	70	0.00	GD	G	1.25	2,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	77	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	960		31.36	30,109
CFL	CATHEDRAL CE	250	250		161.84	40,459
FFL	1ST FLOOR	960	960		156.82	150,545
OPF	OPEN PORCH	0	32		14.70	470
PAT	PATIO	0	324		7.74	2,509
TQS	3/4 STORY	360	480		117.61	56,455
UTQ	UNFIN TQS	0	480		70.57	33,873
WDK	WOOD DECK	0	400		31.36	12,545
Ttl Gross Liv / Lease Area		1,570	3,886			326,966

