

RD
Account # 5416

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 11/22/2024 12:36:07

CURRENT OWNER						TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT													
FRADETTE MICHEL ROYER DIANE M 23 PEACH TREE RD EAST LONGMEADOW MA 01028 GIS ID F_391264_2851034																						Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW					
						TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101		211000		211,000							
																						RES LAND		101		127600		127,600							
						DRAINAGE								VIEW				COMMUNITY				RESIDNTL.		101		32100		32,100							
						SUPPLEMENTAL DATA																Total		370,700		370,700									
						Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed								Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FRADETTE MICHEL						05673 0385		09-04-1984		U		I		65,500				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2024		101		195,300		2023		101		179,500		2022		101		161,800	
																				101		127,600				101		116,800				101		106,400	
																				101		32,100				101		26,700				101		26,700	
				Total												355,000		Total		323,000		Total		294,900											
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description				Amount		Code		Description														YEAR		Amount		Comm Int					
Total																APPRaised VALUE SUMMARY																			
Nbhd		Nbhd Name								Tracing				Batch				Appraised BLDG. Value (Card) 211,000																	
0001										101				NV				Appraised Xf (B) Value (Bldg) 0																	
																Appraised Ob (B) Value (Bldg) 32,100																			
																Appraised Land Value (Bldg) 127,600																			
																Special Land Value 0																			
																Total Appraised Parcel Value 370,700																			
																Valuation Method C																			
																Adjustment																			
																Net Total Appraised Parcel Value 370,700																			
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							
202102269		07-06-2021		91		INSULATION		5,018				0				BDRM & BTHRM FIRE REPAR		05-30-2018						333		2		MEASURED							
307		11-07-2003		20		WOOD STOVE		100						04-04-2007										250		P1		PHONE MESSAG							
80		04-11-2002		4		ADDITION		20,000						10-18-2006										311		2		MEASURED							
53		03-01-1987		MN		Manual Note		240						02-10-2004										311		15		PERMIT VISIT							
														02-25-2003										274		15		PERMIT VISIT							
																01-04-2000 247 3 MEAS+INSPCTD																			
																02-05-1981 500 15 PERMIT VISIT																			
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				40,000	SF	3.12	1.250	8	LAND	0.75	NG	1.00	TOP3		0				1.000	2.93	117,200										
1	101	ONE FAM		RA				1.490	AC	7,000.00	1.000	0		1.00	NG	1.00			0				1.000	7,000	10,400										
Total Card Land Units																2.41 AC		Parcel Total Land Area: 2.41				Total Land Value										127,600			

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	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	132.06	
Interior Floor 2	10	PARQUET	RCN	334,991	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	211,000	
FBM Sqft	816		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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	32	12.00	1965	50	0.00	FR	A	1.00	200
40	LEAN-TO			L	160	8.00	1996	60	0.00	AV	A	1.00	800
03	GARAGE	OB	Outbuildi	L	400	32.00	2000	70	0.00	GD	A	1.00	9,000
03	GARAGE	OB	Outbuildi	L	300	32.00	1965	60	0.00	AV	A	1.00	5,800
03	GARAGE	OB	Outbuildi	L	500	32.00	1965	60	0.00	AV	A	1.00	9,600
07	POOL A-C	OB	Outbuildi	L	21	69.00	1994	60	0.00	AV	A	1.00	900
06	CARPORT			L	288	15.00	1990	50	0.00	FR	F	0.90	1,900
22	WOOD DK			L	160	15.00	1994	70	0.00	GD	A	1.00	1,700
02	SHED/FR			L	168	12.00	1990	60	0.00	AV	A	1.00	1,200
41	IMP SHD			L	128	10.00	1996	60	0.00	AV	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,632		29.79	48,623
FFL	1ST FLOOR	1,872	1,872		149.15	279,209
WDK	WOOD DECK	0	240		29.83	7,159
Ttl Gross Liv / Lease Area		1,872	3,744			334,991

