

State Use 101
Print Date 11/19/2025 9:04:26 A

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
BECHARD SEAN RILEY RACHEL 90 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374354_2855083													Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET			EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	201900		201,900					
													RES LAND		101	82700		82,700					
				DRAINAGE					VIEW		COMMUNITY		RESIDNTL.		101	3500		3,500					
				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		288,100		288,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
BECHARD SEAN REVAMPIT LLC DGETLUCK LYNN D SMITH LILLIAN M,				22998 0382		12-13-2019		Q		I		212,150		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				22742 0398		07-03-2019		U		I		88,000		1	2025	101	180,800	2024	101	167,600	2023	101	154,300
				10376 0599		07-23-1998		U		I		107,500				101	82,700		101	82,700		101	75,100
				02854 0099		12-26-1961		U		I		0				101	3,500		101	3,500		101	3,000
															Total	267,000		Total	253,800		Total	232,400	
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																							
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 201,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,500 Appraised Land Value (Bldg) 82,700 Special Land Value 0 Total Appraised Parcel Value 288,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 288,100											
Nbhd		Nbhd Name				Tracing				Batch													
0001						101				MF													
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					
201902652	08-12-2019	9	ALTERATION		40,000		11-08-2019	100			REPLACEMENT WI		03-20-2024			334	2	MEASURED					
363	11-15-2007	54	FENCE		1,885						NVC		11-08-2019			400	15	PERMIT VISIT					
													03-14-2018			333	2	MEASURED					
													04-11-2008			317	15	PERMIT VISIT					
													05-20-2004			319	14	INSPECTED					
													04-16-2004			250	22	MAILER SENT					
													04-13-2004			316	2	MEASURED					
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	RC				5,600	SF	19.42	0.760	3	LAND	1.00	MF	1.00			0		1.000	14.76	82,700	
Total Card Land Units							0.13	AC	Parcel Total Land Area: 0.13							Total Land Value							82,700

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	15		OLD STYLE				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	2		CONC BLOCK				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	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate			146.71			
Interior Floor 1	3		HARDWOOD				RCN			232,097			
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built			1930			
Heat Type	5		STEAM				Effective Year Built			2012			
AC Type	01		NONE				Depreciation Code			EX			
Bedrooms	3						Remodel Rating			04			
Full Baths	2						Year Remodeled			2019			
Half Baths	0						Depreciation %			13			
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor			1			
Half Bath Style	N		NONE				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition			87			
Extra Kitchens	0						RCNLD			201,900			
Extra Kitchen St	N		NONE				Dep % Ovr						
FBM Sqft	325						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	1						Cost to Cure Ovr Comment						
WS Flues	0												
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	180	32.00	1950	60	0.00	AV	A	1.00	3,500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	650		33.96	22,072			
EFP	ENCL PORCH					0	42		84.89	3,565			
FFL	1ST FLOOR					707	707		169.79	120,038			
OPF	OPEN PORCH					0	208		17.14	3,565			
TQS	3/4 STORY					488	650		127.47	82,855			
Ttl Gross Liv / Lease Area						1,195	2,257			232,097			

