

State Use 101
Print Date 11/19/2025 10:16:48

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW MA 01028 GIS ID F_379965_2853733												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198600		198,600								
				DRAINAGE								RES LAND		101	102000		102,000								
				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		300,600		300,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
COMEAU RICHARD A COOK STEPHEN H RINKEWICH ELIZABETH				08876 0481		06-30-1994		U		I		103,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				08814 0214		04-28-1994		U		I		215,000		1		2025	101	179,800	2024	101	165,700	2023	101	151,600	
				01808 0507		10-25-1945		U		I		0				101	102,000	101	102,000	101	92,700				
														Total	281,800	Total	267,700	Total	244,300						
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 198,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 102,000 Special Land Value 0 Total Appraised Parcel Value 300,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 300,600							
Nbhd				Nbhd Name				Tracing				Batch													
0001								101				MA													
NOTES																									
SUB DIV 749																									
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		
201700345		02-07-2017		91	INSULATION		2,960		04-29-2016		0		04-29-2016		METAL ROOF ON R ENCLOSE BREEZE ADDITION		04-29-2016				317	15	PERMIT VISIT		
201502859		11-17-2015		12	REROOF		1,200				100						12-19-2008				317	15	PERMIT VISIT		
185		06-09-2008		1	PORCH		7,887				0						04-29-2004				317	14	INSPECTED		
185A		07-01-1994		MN	Manual Note		5,000										03-24-2004				250	22	MAILER SENT		
																	10-25-2003				274	2	MEASURED		
																	12-15-1995				107	15	PERMIT VISIT		
																	01-18-1995				107	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	RC				15,245 SF	7.43	1.000	5	LAND	0.90	MA	1.00	TOP2		0		1.000	6.69	102,000				
Total Card Land Units							0.35 AC	Parcel Total Land Area: 0.35							Total Land Value										102,000

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	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
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		154.95
Interior Floor 1	3	HARDWOOD	RCN		315,215
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
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		63
Extra Kitchens	0		RCNLD		198,600
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	1		Cost to Cure Ovr Comment		
WS Flues					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		33.21	33,477
BNT	BSMT ENTRY	0	35		9.47	333
EFP	ENCL PORCH	0	121		83.55	10,109
FFL	1ST FLOOR	1,008	1,008		165.73	167,054
GAR	GARAGE	0	308		66.18	20,385
HST	HALF STORY	504	1,008		82.86	83,527
OPF	OPEN PORCH	0	16		20.72	333
Ttl Gross Liv / Lease Area		1,512	3,504			315,215

