

State Use 104
Print Date 11/19/2025 1:08:02 P

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
BECKER TIMOTHY J BECKER MEAGHAN A 39 LOMBARD AV EAST LONGMEADOW MA 01028 GIS ID F_375878_2855094														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	257600		257,600							
														RES LAND		104	84900		84,900							
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	7300		7,300							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
																Total		349,800		349,800						
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
BECKER TIMOTHY J SCHROETER ROBERT J VERTERAMO MICHAEL FARRELL,JOANNE C VERTERAMO PAUL JR + JOANNE,						23712	0595	02-17-2021	Q	I	299,900		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
						22539	0070	01-29-2019	U	I	150,000		1	2025	104	234,800	2024	104	216,900	2023	104	198,600				
						12467	0185	07-24-2002	U	I	55,000		1A		104	84,900		104	84,900		104	77,100				
						11764	0066	07-20-2001	U	I	1		1A		104	7,300		104	7,300		104	6,400				
						11496	0282	02-02-2001	U	I	1		1A													
						Total								Total	327,000		Total		309,100		Total		282,100			
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 BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value								
Nbhd			Nbhd Name								Tracing				Batch											
0001											104				MF											
NOTES																		SUB DIV #679								
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				
202201794		05-18-2022		4	ADDITION		5,500		07-05-2023		100		07-05-2023		EXTERIOR 6 X 6 LA		07-05-2023			334	15	PERMIT VISIT				
																	04-20-2021			333	14	INSPECTED				
																	03-12-2018			333	2	MEASURED				
																	03-24-2004			250	22	MAILER SENT				
																	11-04-2003			274	2	MEASURED				
																	07-15-1992			131	14	INSPECTED				
																	07-03-1990			131	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	104	TWO FAM	RC				11,625	SF	9.60	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.3	84,900				
Total Card Land Units							0.27	AC	Parcel Total Land Area: 0.27							Total Land Value							84,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Central Vac	0	NO
Model	03	MULTI-FAMILY	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.50	2 1/2 STORIES	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	129.29	
Interior Floor 2	4	CARPET	RCN	367,930	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1910	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	11		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	257,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	420	32.00	1930	60	0.00	AV	F	0.90	7,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	951		28.21	26,825	
FFL	1ST FLOOR	1,257	1,257		141.19	177,470	
OPF	OPEN PORCH	0	266		14.33	3,812	
SFL	2ND FLOOR	951	951		141.19	134,268	
UAT	UNFIN ATTC	0	870		28.24	24,566	
WDK	WOOD DECK	0	36		27.45	988	
Ttl Gross Liv / Lease Area		2,208	4,331			367,930	

