

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
LAFRATTA ANGELO M LAFRATTA THERESA 4 HOLY CROSS CR EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	326000			326,000							
												RES LAND		101	84200			84,200							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11700			11,700							
				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#															
GIS ID F_374962_2853779												Total		421,900			421,900								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LAFRATTA ANGELO M				03385 0571		12-02-1968		U I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
														2025	101	305,000	2024	101	285,900	2023	101	263,000			
															101	84,200		101	84,200		101	76,500			
															101	11,700		101	11,700		101	11,200			
		Total		400,900		Total		381,800		Total		350,700													
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											
Nbhd		Nbhd Name			Tracing			Batch		Appraised BLDG. Value (Card)										326,000					
0001					101			MF		Appraised Xf (B) Value (Bldg)										0					
														Appraised Ob (B) Value (Bldg)										11,700	
														Appraised Land Value (Bldg)										84,200	
														Special Land Value										0	
														Total Appraised Parcel Value										421,900	
														Valuation Method										C	
														Adjustment											
														Net Total Appraised Parcel Value										421,900	
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	
20096		09-01-1991		MN	Manual Note		10,000								ADDITION POOL		03-18-2024					334	2	MEASURED	
		01-01-1984			Manual Note		03-21-2018										333	2				MEASURED			
							04-12-2004										250	22				MAILER SENT			
							04-09-2004										316	2				MEASURED			
							03-04-1993										131	15				PERMIT VISIT			
							07-22-1992										131	14				INSPECTED			
							05-06-1992										107	22				MAILER SENT			
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				10,000	SF	11.08	0.760	3	LAND	1.00	MF	1.00				0		1.000	8.42	84,200	
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23				Total Land Value										84,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	133.44	
Interior Floor 2	4	CARPET	RCN	423,314	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1966	
AC Type	01	NONE	Effective Year Built	2002	
Bedrooms	5		Depreciation Code	GV	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	326,000	
FBM Sqft	827		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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	125	12.00	1984	70	0.00	GD	G	1.25	1,300
11	POOL I-V	OB	Outbuildi	L	512	29.00	1984	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,034		29.88	30,898	
FFL	1ST FLOOR	1,553	1,553		149.26	231,808	
GAR	GARAGE	0	384		59.86	22,987	
OFP	OPEN PORCH	0	45		16.58	746	
PAT	PATIO	0	160		7.46	1,194	
SFL	2ND FLOOR	864	864		149.26	128,965	
WDK	WOOD DECK	0	227		29.59	6,717	
Ttl Gross Liv / Lease Area		2,417	4,267			423,314	

