

State Use 101
Print Date 11/20/2025 9:15:50 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
COOMBS DONALD COOMBS MICHELLE 44 MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_384406_2853931 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		221500		221,500															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		131900		131,900															
												RESIDENTL.		101		500		500															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																									
				Mailed				Assoc Pid#				Total		353,900		353,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
COOMBS DONALD ROBARE MICHAEL G + CATHERINE M, RODRIGUES ARMAND T + DONN HENDRIX RODRIGUES				13240 0259		05-29-2003		U		I		197,500		1A 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				09870 0286		05-23-1997		U		I		141,000				2025		101		198,900		2024		101		187,200		2023		101		172,700	
				06457 0222		04-21-1987		U		I		1				101		131,900		101		131,900		101		118,500							
				06457 0221		04-21-1987		U		I		1				101		500		101		500		101		300							
				05775 0439		03-15-1985		U		I		13,000				Total		331,300		Total		319,600		Total		291,500							
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) 221,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 131,900 Special Land Value 0 Total Appraised Parcel Value 353,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 353,900															
Nbhd		Nbhd Name				Tracing				Batch																							
0001						101				MG																							
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					
54		01-01-1985		MN		Manual Note										SFR		08-05-2019 12-28-2012 12-13-2002 12-12-2002 06-17-1992 06-08-1992 04-28-1982						334 3 317 2 250 22 274 2 131 14 107 1 500 14		MEAS+INSPCTD MEASURED MAILER SENT MEASURED INSPECTED LEFT NOTICE INSPECTED							
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				31,190	SF	3.92	1.200	7	LAND	0.90	MG	1.00	WET2		0		1.000	4.23	131,900										
Total Card Land Units								0.72	AC	Parcel Total Land Area: 0.72								Total Land Value								131,900							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	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	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		168.92
Interior Floor 1	4	CARPET	RCN		307,661
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1985
Heat Type	1	FORCED H/A	Effective Year Built		1997
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		28
Extra Fixtures	0		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		72
Extra Kitchens	0		RCNLD		221,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1091		Dep Ovr Comment		
FBM Quality	3		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	1				

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	96	12.00	1986	50	0.00	FR	F	0.90	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,241	1,241		195.09	242,110	
LLV	LOWR LEVEL	0	1,212		48.77	59,113	
PAT	PATIO	0	221		9.71	2,146	
WDK	WOOD DECK	0	108		39.74	4,292	
Ttl Gross Liv / Lease Area		1,241	2,782			307,661	

