

State Use 101
Print Date 11/20/2025 9:52:13 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
LECOMPTE HEATHER CHRISTINE 74 HANWARD HL EAST LONGMEADOW MA 01028 GIS ID F_383261_2851260												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		196500		196,500							
												RES LAND		101		112500		112,500							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		800		800							
				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		309,800		309,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LECOMPTE HEATHER CHRISTINE SACRISTAN MICHAEL LYONS RICHARD C ,				23399 0307		09-01-2020		Q		I		249,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				19997 0513		08-30-2013		Q		I		179,900		00		2025	101	178,500	2024	101	165,000	2023	101	151,600	
				03879 0220		11-16-1973		U		I		0				101	112,500	101	112,500	101	102,300				
																101	800	101	800	101	500				
																Total	291,800	Total	278,300	Total	254,400				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.50	1 1/2 Stories	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		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	158.85	
Interior Floor 2	4	CARPET	RCN	311,920	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	196,500	
FBM Sqft	336		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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	96	12.00	1992	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	960		35.17	33,759					
EFB	ENCL PORCH	0	264		87.91	23,209					
FFL	1ST FLOOR	960	960		175.83	168,795					
HST	HALF STORY	480	960		87.91	84,398					
WDK	WOOD DECK	0	48		36.63	1,758					
Ttl Gross Liv / Lease Area		1,440	3,192			311,920					

