

State Use 101
Print Date 11/20/2025 10:36:51

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
COLES HARRY S COLES ELAINE S 103 AVERY ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	315800		315,800									
				DRAINAGE								RES LAND		101	126000		126,000									
				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		441,800		441,800												
GIS ID F_375493_2851698																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
COLES HARRY S BOUSQUET PAUL A + CONNORS THOMAS F +				09276		0446		10-13-1995		U		I		172,960		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				09161		0470		06-16-1995		U		I		141,750		1		2025	101	294,900	2024	101	278,700	2023	101	255,300
				00000		0000				U				0				101	126,000	101	126,000	101	113,900			
				Total												Total	420,900	Total	404,700	Total	369,200					
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																										
Nbhd			Nbhd Name				Tracing				Batch															
0001							101				NA															
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							
163	06-20-1995	2	DWELLING			65,000					DWELLING			03-26-2025			334	2	MEASURED							
														03-21-2018			333	3	MEAS+INSPCTD							
														03-31-2004			311	14	INSPECTED							
														03-17-2004			250	22	MAILER SENT							
														08-15-2003			274	2	MEASURED							
														03-04-1996			107	14	INSPECTED							
														12-12-1995			107	15	PERMIT VISIT							
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	RB				28,198	SF	4.26	1.050	6	LAND	1.00	NA	1.00			0		1.000	4.47	126,000				
Total Card Land Units							0.65	AC	Parcel Total Land Area: 0.65							Total Land Value							126,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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		141.97
Interior Floor 1	6	CERAMIC TL	RCN		380,467
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1995
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		83
Extra Kitchens	0		RCNLD		315,800
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	912		33.57	30,612
FFL	1ST FLOOR	912	912		168.20	153,398
GAR	GARAGE	0	528		67.22	35,490
PAT	PATIO	0	144		8.18	1,177
SFL	2ND FLOOR	950	950		168.20	159,789
Ttl Gross Liv / Lease Area		1,862	3,446			380,467

