

State Use 101
Print Date 11/20/2025 10:37:10

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
LAFLAMME RAYMOND J JR 119 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375697_2851376												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	188100		188,100						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	114100		114,100						
				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		302,200		302,200					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
LAFLAMME RAYMOND J JR PIERZCHALA,STEPHEN A PIERZCHALA ELIZABETH A L E, PIERZCHALA ELIZABETH A PIERZCHALA RICHARD				17452	0205	08-29-2008	U	I	168,500		1A 1A 1A 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				13721	0153	10-23-2003	U	I	100			2025	101	166,300	2024	101	121,200	2023	101	112,700			
				07653	0406	03-12-1991	U	I	1			101	114,100	101	114,100	101	103,900						
				07653	0398	03-12-1991	U	I	1														
04155				0280	07-17-1975	U	I	0		Total	280,400		Total	235,300		Total	216,600						
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 188,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 114,100 Special Land Value 0 Total Appraised Parcel Value 302,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 302,200									
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name				Tracing				Batch													
0001						101				NA													
NOTES																							
B-25-161 COMP 8/26/25																							
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							
B-25-161	04-01-2025	17	DECK		20,000	06-30-2025	100	06-30-2025	16X20 DECK		06-30-2025			334	15	PERMIT VISIT							
B-24-458	07-16-2024	91	INSULATION		6,000		0				06-12-2024			334	15	PERMIT VISIT							
B-24-170	04-03-2024	63	REINSTALL SOLA		6,300	06-12-2024	100		REROOF - THEN R		03-19-2015			317	15	PERMIT VISIT							
B-23-617	09-01-2023	9	ALTERATION		25,000	06-12-2024	100		ENCLOSE BREEZE		05-01-2009			317	3	MEAS+INSPCTD							
201402184	08-18-2014	62	SOLAR		39,525	03-19-2015	100	03-19-2015	ROOF TOP		03-31-2004			311	3	MEAS+INSPCTD							
293	11-27-1995	12	REROOF		1,800				REROOF		12-12-1995			107	15	PERMIT VISIT							
											04-11-1992			170	3	MEAS+INSPCTD							
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				17,527 SF	6.53	1.050	6	LAND	0.95	NA	1.00	TOP1		0	1.000	6.51	114,100			
Total Card Land Units							0.40 AC	Parcel Total Land Area: 0.40							Total Land Value							114,100	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	19		RANCH			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage	0						
Stories	1.00		1 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				164.08			
Interior Floor 1	3		HARDWOOD			RCN				261,292			
Interior Floor 2						Net Other Adj							
Heat Fuel	3		ELECTRIC			Year Built				1975			
Heat Type	6		ELECTRC BB			Effective Year Built				1997			
AC Type	01		NONE			Depreciation Code				GD			
Bedrooms	2					Remodel Rating							
Full Baths	1					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	N		NONE			Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				72			
Extra Kitchens	0					RCNLD				188,100			
Extra Kitchen St	N		NONE			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	0					Cost to Cure Ovr Comment							
WS Flues	0												
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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2015	72	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	974		34.92		34,013		
FFL	1ST FLOOR					1,118	1,118		174.43		195,010		
GAR	GARAGE					0	308		69.66		21,455		
WDK	WOOD DECK					0	312		34.66		10,814		
Ttl Gross Liv / Lease Area						1,118	2,712				261,292		

