

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
ROSARIO LAFONTAINE CRISTINA FRONGILLO JOHN A 247 VINELAND AV EAST LONGMEADOW MA 01028 GIS ID F_376751_2851538 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	187100			187,100													
												RES LAND		101	115900			115,900													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6200			6,200													
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		309,200			309,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																		
ROSARIO LAFONTAINE CRISTINA RICHARD JEAN D				25350 02946		0312 0434		03-14-2024 04-25-1963		Q U	I I	300,000 0		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
															2025	101	169,600	2024	101	159,900	2023	101	146,400								
																101	115,900		101	115,900		101	105,400								
																101	6,200		101	6,200		101	5,100								
Total													Total	291,700	Total			282,000			Total			256,900							
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																		APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name						Tracing				Batch																			
0001								101				MA																			
NOTES																															
																		Appraised BLDG. Value (Card)												187,100	
																		Appraised Xf (B) Value (Bldg)												0	
																		Appraised Ob (B) Value (Bldg)												6,200	
																		Appraised Land Value (Bldg)												115,900	
																		Special Land Value												0	
																		Total Appraised Parcel Value												309,200	
																		Valuation Method												C	
																		Adjustment													
																		Net Total Appraised Parcel Value												309,200	
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						
																		03-20-2024					334	2	MEASURED						
																		03-19-2018					333	3	MEAS+INSPCTD						
																		04-05-2004					319	3	MEAS+INSPCTD						
																		08-29-1990					131	3	MEAS+INSPCTD						
																		04-29-1980					500	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				20,740	SF	5.59	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.59	115,900						
Total Card Land Units								0.48	AC	Parcel Total Land Area: 0.48																Total Land Value				115,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		152.85
Interior Floor 1	4	CARPET	RCN		328,261
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1962
Heat Type	3	FORCED H/W	Effective Year Built		1982
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		187,100
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	669		Dep Ovr Comment		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	234	32.00	1968	60	0.00	AV	A	1.00	4,500
02	SHED/FR			L	240	12.00	1992	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	836		33.03	27,617	
FFL	1ST FLOOR	980	980		165.37	162,063	
GAR	GARAGE	0	352		66.24	23,317	
OSP	SCRN PORCH	0	346		24.85	8,599	
PAT	PATIO	0	362		8.22	2,977	
TQS	3/4 STORY	627	836		124.03	103,687	
Ttl Gross Liv / Lease Area		1,607	3,712			328,261	

