

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
MASTRANGELO RALPH F MASTRANGELO DEBRAA 42 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_386417_2857468												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	292900		292,900													
												RES LAND		101	143700		143,700													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3100		3,100													
				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								439,700				439,700														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
MASTRANGELO RALPH F RICHTER WALTER L				07375 04324		0535 0173		01-26-1990 09-16-1976		U U		I I		200,000 0				Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed	
																		2025		101	265,700	2024		101	245,200	2023		101	224,800	
																				101		143,700			101	130,000			101	2,400
																														101
				Total														Total		412,500	Total			392,000		Total			357,200	
EXEMPTIONS				OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																				
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int														

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	143.12	
Interior Floor 2	6	CERAMIC TL	RCN	418,416	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1968	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	292,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2000	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	160	15.00	2000	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,205		33.99	40,958	
EFP	ENCL PORCH	0	80		84.97	6,798	
FFL	1ST FLOOR	1,205	1,205		169.95	204,789	
GAR	GARAGE	0	624		68.09	42,487	
OPF	OPEN PORCH	0	40		16.99	680	
PAT	PATIO	0	310		8.77	2,719	
TQS	3/4 STORY	706	941		127.51	119,984	
Ttl Gross Liv / Lease Area		1,911	4,405			418,416	

