

State Use 101
Print Date 11/20/2025 12:39:49

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
LECLAIR FLORENCE E PO BOX 98 EAST LONGMEADOW MA 01028 GIS ID F_385389_2852469 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		160000		160,000																											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		124200		124,200																											
				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		284,200		284,200																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
LECLAIR FLORENCE E FERRI AMALIA N,				10596 0104 02544 0504		12-31-1998 05-21-1957		U U		I I		111,000 0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
																2025		101 101		145,000 124,200		2024		101 101		133,800 124,200		2023		101 101		122,500 113,000													
				Total														Total		269,200		Total		258,000		Total		235,500																	
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				MG																																	
NOTES																																													
																Appraised BLDG. Value (Card)										160,000																			
																Appraised Xf (B) Value (Bldg)										0																			
																Appraised Ob (B) Value (Bldg)										0																			
																Appraised Land Value (Bldg)										124,200																			
																Special Land Value										0																			
Total Appraised Parcel Value																284,200																													
Valuation Method																C																													
Adjustment																																													
Net Total Appraised Parcel Value																284,200																													
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																	
201602338 207		08-05-2016 09-02-2009		25 7		WINDOWS REMODEL		14,475 7,600		03-30-2017		100 0		03-30-2017		20 REPLACEMENT KITCHEN		03-30-2017 03-09-2010 08-15-2002 07-26-2002 07-11-2002 02-27-1992 12-03-1980						317 316 274 250 274 170 500		15 2 14 22 2 3 3		PERMIT VISIT MEASURED INSPECTED MAILER SENT MEASURED MEAS+INSPCTD 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		RA								18,996		SF		6.06		1.200		7		LAND		1.00		MG		1.00				0		TRF1		0.9		1.000		6.54		124,200	
Total Card Land Units																0.44		AC		Parcel Total Land Area: 0.44										Total Land Value										124,200					

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		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	169.17	
Interior Floor 2			RCN	253,977	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	4		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	63	
Extra Kitchen St			RCNLD	160,000	
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		36.64	36,935
EFP	ENCL PORCH	0	104		91.42	9,508
FFL	1ST FLOOR	1,008	1,008		182.85	184,312
GAR	GARAGE	0	312		73.26	22,856
PAT	PATIO	0	48		7.62	366
Ttl Gross Liv / Lease Area		1,008	2,480			253,977

