

State Use 101
Print Date 11/20/2025 12:49:58

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
COUCEIRO JULIO LE COUCEIRO KATHLEEN A LE 62 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385148_2851890												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	277600		277,600																				
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	136400		136,400																				
												RESIDNTL.		101	2900		2,900																				
				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		416,900		416,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
COUCEIRO JULIO LE COUCEIRO JULIO M SAFFORD HAZEL W				24936		0351		03-14-2023		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				08655		0394		11-30-1993		U		I		120,500				2025		101	251,800	2024	101	232,400	2023	101	162,600										
				02562		0170		08-16-1957		U		I		0						101	136,400		101	136,400		101	124,100										
																				101	2,900		101	2,900		101	1,800										
				Total												Total		391,100		Total		371,700		Total		288,500											
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year	Code	Description				Amount		Code	Description		YEAR													Amount		Comm Int											
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 277,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 136,400 Special Land Value 0 Total Appraised Parcel Value 416,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 416,900																			
Nbhd		Nbhd Name				Tracing				Batch																											
0001						101				MG																											
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									
B-23-191		03-21-2023		91		INSULATION		2,280		06-30-2023		100		06-30-2023		ADDITION & KITCH		06-28-2021						400		15		PERMIT VISIT									
B-23-93		02-13-2023		4		ADDITION		78,000		06-28-2021		100		06-28-2021				05-11-2018						333		2		MEASURED									
202002935		11-09-2020		62		SOLAR		35,000		05-11-2018		100		05-11-2018		LINER		10-02-2009						375		2		MEASURED									
201800508		02-13-2018		18		CHIMNEY		1,410										07-26-2002						250		22		MAILER SENT									
																		07-11-2002						274		2		MEASURED									
																		03-17-1992						131		3		MEAS+INSPCTD									
																		01-06-1980						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		RA				16,050	SF	7.08	1.200	7	LAND	1.00	MG	1.00				0			1.000	8.5	136,400												
																		Total Card Land Units 0.37 AC Parcel Total Land Area: 0.37										Total Land Value 136,400									

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+	AVG. (+)	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	145.94	
Interior Floor 2	3	HARDWOOD	RCN	360,556	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	01	NONE	Effective Year Built	2002	
Bedrooms	2		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2023	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	277,600	
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	0		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
02	SHED/FR			L	80	12.00	1995	60	0.00	AV	A	1.00	600
02	SHED/FR			L	220	12.00	2009	70	0.00	GD	G	1.25	2,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	77	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	960		34.59	33,202
CFL	CATHEDRAL CE	250	250		178.46	44,616
FFL	1ST FLOOR	960	960		172.93	166,011
OFP	OPEN PORCH	0	32		16.21	519
PAT	PATIO	0	324		8.54	2,767
TQS	3/4 STORY	360	480		129.70	62,254
UTQ	UNFIN TQS	0	480		77.82	37,353
WDK	WOOD DECK	0	400		34.59	13,834

