

State Use 101
Print Date 11/20/2025 12:50:17

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FALVO ALEXANDRO FALVO KELLY L 74 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385172_2851675												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	306100		306,100									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	136800		136,800									
												RESIDNTL.		101	8800		8,800									
				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		451,700		451,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FALVO ALEXANDRO MAURER,MARK C BROWN BARBARA ANNE,				17892	0424	07-15-2009	U	I			280,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				15066	0236	06-01-2005	U	I			232,500		2025	101	278,400	2024	101	257,600	2023	101	239,400					
				02657	0100	01-27-1959	U	I			0		101	136,800	101	136,800	101	124,400								
													101	1,700	101	1,700	101	1,000								
				Total								Total		416,900		Total		396,100		Total		364,800				
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 306,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,800 Appraised Land Value (Bldg) 136,800 Special Land Value 0 Total Appraised Parcel Value 451,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 451,700												
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-24-631		10-17-2024		62	SOLAR		67,673		05-21-2025		100		01-02-2025		32 PANELS		05-21-2025				450	15	PERMIT VISIT			
201300183		01-17-2013		20	WOOD STOVE		400								NVC		07-18-2019				334	2	MEASURED			
78		03-31-2010		54	FENCE		4,500								NVC		05-28-2013				317	15	PERMIT VISIT			
209		06-22-2005		4	ADDITION		32,000								10` X 16` ADD TO KI		12-30-2010				317	15	PERMIT VISIT			
																	02-10-2010				317	16	FIELDREV CHG			
																	10-09-2009				317	3	MEAS+INSPCTD			
																	01-23-2006				311	15	PERMIT VISIT			
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				16,496	SF	6.91	1.200	7	LAND	1.00	MG	1.00				0			1.000	8.29	136,800	
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value								136,800

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	1						
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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate			154.29				
Interior Floor 1	3		HARDWOOD			RCN			332,681				
Interior Floor 2						Net Other Adj							
Heat Fuel	1		OIL			Year Built			2000				
Heat Type	1		FORCED H/A			Effective Year Built			2017				
AC Type	03		FULL			Depreciation Code			VG				
Bedrooms	3					Remodel Rating			03				
Full Baths	2					Year Remodeled			2005				
Half Baths	0					Depreciation %			8				
Extra Fixtures	0					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor			1				
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition			92				
Extra Kitchens	0					RCNLD			306,100				
Extra Kitchen St						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	1					Cost to Cure Ovr Comment							
WS Flues	1												
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	EX	Extra Fea	L	200	12.00	2009	70	0.00	GD	A	1.00	1,700
SOL	Solar Panels			B	1	0.00	2025	92	1.00	AV	A	0.00	0
02	SHED/FR			L	416	12.00	2022	60	0.00	AV	A	1.00	3,000
66	CANOPY			L	120	45.00	2022	60	0.00	AV	A	1.00	3,200
19	PATIO			L	182	8.00	2023	60	0.00	AV	A	1.00	900
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,425		34.51		49,177		
FFL	1ST FLOOR					1,605	1,605		172.55		276,947		
OFF	OPEN PORCH					0	66		18.30		1,208		
PAT	PATIO					0	619		8.64		5,349		
Ttl Gross Liv / Lease Area						1,605	3,715				332,681		

