

State Use 101
Print Date 11/22/2025 8:36:23 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
LECUYER JOHN R JR LECUYER BARBARA J 204 ALLEN STREET EAST LONGMEADOW MA 01028 GIS ID F_391295_2855570												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		349900		349,900																							
												RES LAND		101		110800		110,800																							
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		4100		4,100																							
				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		464,800		464,800																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
LECUYER JOHN R JR WELCH DENNIS M SMART RICHARD M BILTON RICHARD				10405 0103		08-13-1998		U		I		186,500				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				09959 0217		08-11-1997		U		I		172,500				2025		101		318,300		2024		101		298,500		2023		101		252,700									
				05990 0507		01-15-1986		U		I		89,000						101		110,800				101		110,800				101		99,900									
				04989 0331		09-05-1980		U		I		1						101		4,100				101		4,100				101		2,900									
																		Total		433,200		Total		413,400		Total		355,500													
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				MA																													
NOTES																																									
																		APPROAISED VALUE SUMMARY																							
																		Appraised BLDG. Value (Card)										349,900													
																		Appraised Xf (B) Value (Bldg)										0													
																		Appraised Ob (B) Value (Bldg)										4,100													
																		Appraised Land Value (Bldg)										110,800													
																		Special Land Value										0													
																		Total Appraised Parcel Value										464,800													
Valuation Method										C																															
Adjustment																																									
Net Total Appraised Parcel Value										464,800																															
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													
202201586		04-29-2022		12		REROOF		7,000		06-30-2023		100		06-30-2023		STOVE IN KITCHEN STOVE LIVING RO		06-30-2023						333		15		PERMIT VISIT													
180		08-06-1998		20		WOOD STOVE		500										04-15-2016						317		3		MEAS+INSPCTD													
179		08-06-1998		20		WOOD STOVE		500										01-27-2012						317		16		FIELDREV CHG													
68		04-01-1993		17		DECK		3,000										04-06-2007						250		P1		PHONE MESSAG													
5		01-01-1992		9		ALTERATION		5,000										08-24-2006						349		2		MEASURED													
221		09-01-1989		3		GARAGE		10,000										02-19-2000						247		14		INSPECTED													
																		01-18-2000										247		2		MEASURED									
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								33,874 SF		3.63		1.000		5		LAND		1.00		MA		1.00						0 TRF2 0.9		1.000		3.27		110,800	
Total Card Land Units														0.78 AC		Parcel Total Land Area: 0.78												Total Land Value										110,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Central Vac	1	YES	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage	0		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	2	CONC BLOCK	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	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		134.91	
Interior Floor 1	4	CARPET	RCN		466,546	
Interior Floor 2	2	SOFTWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1981	
Heat Type	1	FORCED H/A	Effective Year Built		2000	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		25	
Extra Fixtures	2		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	2		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		75	
Extra Kitchens	0		RCNLD		349,900	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	563		Dep Ovr Comment			
FBM Quality	3		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	2					

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	G	1.25	700
02	SHED/FR			L	64	12.00	1995	60	0.00	AV	A	1.00	500
07	POOLA-C	OB	Outbuildi	L	27	69.00	2000	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	196	15.00	2000	60	0.00	AV	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,145		30.22	34,598	
EFP	ENCL PORCH	0	444		75.54	33,541	
FFL	1ST FLOOR	2,201	2,201		151.08	332,535	
GAR	GARAGE	0	576		60.33	34,749	
OPF	OPEN PORCH	0	114		14.58	1,662	
STG	STORAGE	0	288		60.33	17,375	
WDK	WOOD DECK	0	400		30.22	12,087	
Ttl Gross Liv / Lease Area		2,201	5,168			466,546	

