

State Use 101
Print Date 11/17/2025 9:54:16 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FRAPPIER PAUL JR FRAPPIER LYNNE E 57 ALPINE AVE EAST LONGMEADOW MA 01028 GIS ID F_378652_2852323												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	239500		239,500									
												RES LAND		101	111000		111,000									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3300		3,300									
				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		353,800		353,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FRAPPIER PAUL JR MAYNARD MARK J MAYBURY JOHN F				07592		0143		11-21-1990		U		I		122,150				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				07525		0156		08-15-1990		U		V		42,000				2025	101	217,500	2024	101	201,000	2023	101	186,800
				00000		0000				U				0					101	111,000		101	111,000		101	100,900
																			101	3,300		101	3,300		101	2,100
																		Total	331,800		Total	315,300		Total	289,800	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 239,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,300 Appraised Land Value (Bldg) 111,000 Special Land Value 0 Total Appraised Parcel Value 353,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 353,800											
Total																										
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name		Tracing				Batch																		
0001				101				MA																		
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								
201402033	08-21-2014	10	SHED		6,000			100			14 X 28		03-26-2025			334	2	MEASURED								
107	05-01-1994	MN	Manual Note		1,255						SHED		03-19-2015			317	15	PERMIT VISIT								
67	03-01-1991	MN	Manual Note		700						DECK		04-21-2004			317	14	INSPECTED								
166	07-01-1990	MN	Manual Note		52,000						SFR		04-02-2004			250	22	MAILER SENT								
														03-18-2004			311	2	MEASURED							
														01-17-1995			107	15	PERMIT VISIT							
														04-09-1992			131	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	RC				10,500	SF	10.57	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.57	111,000				
Total Card Land Units							0.24	AC	Parcel Total Land Area: 0.24							Total Land Value							111,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	Percentage
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	4	CARPET	Adj Base Rate	155.69	
Interior Floor 2			RCN	295,732	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1990	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	19	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	239,500	
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
02	SHED/FR			L	392	12.00	2014	70	0.00	GD	A	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		34.37	29,693	
FFL	1ST FLOOR	864	864		171.64	148,295	
TQS	3/4 STORY	648	864		128.73	111,221	
WDK	WOOD DECK	0	188		34.69	6,522	
Ttl Gross Liv / Lease Area		1,512	2,780			295,732	

