

State Use 101
Print Date 11/24/2025 8:46:25 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
RAVOSA MICHAEL D RAVOSA THERESAA 31 WINDSOR LN EAST LONGMEADOW MA 01028 GIS ID F_380582_2842920												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	595300		595,300												
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	155500		155,500												
												RESIDNTL.	101	3600		3,600												
				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		754,400		754,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
RAVOSA MICHAEL D DAVIS JOHN + STEPHEN A, ASM + CO INC				16622 09348 00000		0004 0266 0000		04-12-2007 12-27-1995		U U U		V V		100,000 745,000 0		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
																		2025	101	557,100	2024	101	520,900	2023	101	478,700		
																			101	155,500		101	155,500		101	140,800		
																			101	3,600		101	3,600		101	2,600		
																Total	716,200	Total	680,000	Total	622,100							
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) 595,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,600 Appraised Land Value (Bldg) 155,500 Special Land Value 0 Total Appraised Parcel Value 754,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 754,400													
Total																												
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name				Tracing				Batch																		
0001						101				NV																		
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					
201103042 61		12-09-2011 03-11-2008		9 2	ALTERATION DWELLING		8,000 207,200								ENTRY DOOR NVC OC 10/28/2008 S		12-01-2021				334	2	MEASURED					
																	06-01-2012						317		15		PERMIT VISIT	
																	04-26-2011						250		24		ABATEMENT VI	
																	12-11-2009						317		15		PERMIT VISIT	
																	12-11-2009						317		14		INSPECTED	
																	12-03-2009						317		15		PERMIT VISIT	
10-31-2008		317		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				37,656	SF	3.30	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.13	155,500						
Total Card Land Units							0.86	AC	Parcel Total Land Area: 0.86							Total Land Value							155,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		108.21
Interior Floor 1	3	HARDWOOD	RCN		654,220
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2008
Heat Type	1	FORCED H/A	Effective Year Built		2016
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	4		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		91
Extra Kitchens	0		RCNLD		595,300
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					

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
19	PATIO			L	513	8.00	2009	70	0.00	GD	G	1.25	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,838		29.55	54,309
CFL	CATHEDRAL CE	556	556		152.09	84,563
FFL	1ST FLOOR	1,282	1,282		147.58	189,197
GAR	GARAGE	0	724		59.11	42,798
HST	HALF STORY	98	196		73.79	14,463
OPF	OPEN PORCH	0	180		14.76	2,656
SFL	2ND FLOOR	1,804	1,804		147.58	266,233
Ttl Gross Liv / Lease Area		3,740	6,580			654,220

