

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
FITZEK STEVEN E BRACCHI ANN 170 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380164_2845720										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 651,500		Appraised 502500 147800 1200 651,500		Assessed 502,500 147,800 1,200 651,500		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC												CORNER														
				DRAINAGE				VIEW												COMMUNITY														
				SUPPLEMENTAL DATA																														
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/9/2017 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
FITZEK STEVEN E WHITELEY ROBERT T FUGLER DAVID M DAN ROULIER + ASSOCIATES INC DAVIS JOHN + STEPHEN A DAVIS TR				24638		0148		07-14-2022		Q		I		677,500		00		Year		Code		Assessed		Year		Code		Assessed						
				23480		0145		10-16-2020		Q		I		504,900		00		2025		101		459,000		2024		101		430,900						
				21972		0043		12-01-2017		Q		I		425,000		00				101		147,800				101		134,100						
				21968		0136		11-30-2017		U		I		95,000		1B				101		1,200				101		700						
				09348		0266		12-27-1995		U		V		745,000		1		Total		608,000		Total		579,900		Total		536,900						
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																																		
Nbhd				Nbhd Name				Tracing				Batch																						
0001								101				NG																						
NOTES																																		
SUB DIV 1029-PHASE XI-FY2009																		Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																
																		502,500 0 1,200 147,800 0 651,500 C 651,500																
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						
202203261		12-27-2022		25		WINDOWS		4,450		07-03-2020		0		11-14-2019		2 WINDOWS IN GA		07-03-2020						334		15		PERMIT VISIT						
201902435		07-24-2019		7		REMODEL		20,000		07-03-2020		100		11-14-2019		FINISH BSMNT INC		06-22-2017						400		25		OC VISIT						
201502126		07-09-2015		2		DWELLING		276,000		03-11-2016		100		06-22-2017		OC 11/9/2017 RAN		03-09-2017						317		15		PERMIT VISIT						
																		06-24-2016						317		15		PERMIT VISIT						
																		03-11-2016						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				25,488	SF	4.64	1.250	8	LAND	1.00	NG	1.00			0			1.000	5.8	147,800										
Total Card Land Units																		0.59	AC	Parcel Total Land Area: 0.59				Total Land Value										147,800

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	B+	GOOD (+)	Bsmt Garage		
Stories	1.00	1 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		142.58
Interior Floor 1	3	HARDWOOD	RCN		528,934
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2015
Heat Type	1	FORCED H/A	Effective Year Built		2020
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		5
Extra Fixtures	3		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		95
Extra Kitchens			RCNLD		502,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1081		Dep Ovr Comment		
FBM Quality	5		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
02	SHED/FR			L	140	12.00	2018	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,860		42.38	78,832	
FFL	1ST FLOOR	1,860	1,860		211.91	394,158	
GAR	GARAGE	0	528		84.68	44,714	
OFP	OPEN PORCH	0	72		20.60	1,483	
WDK	WOOD DECK	0	228		42.75	9,748	
Ttl Gross Liv / Lease Area		1,860	4,548			528,934	

