

State Use 101
Print Date 12/19/2019 7:17:44 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
CHRISTENSEN THOMAS D CHRISTENSEN LINDSEY N 135 SANFORD ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	244800		244,800																				
												RES LAND		101	111900		111,900																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	19100		19,100																				
				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		375,800		375,800																			
GIS ID F_393727_2849431																																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
CHRISTENSEN THOMAS D CROCI JOHN P CJBUILDERS HOBCO INC				22424	0072	10-30-2018		Q	I		386,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
				06389	0511	02-13-1987		U	I		210,000				2019	101	238,100	2018	101	220,300	2017	101	214,500														
				6262	0049	10-20-1986		U	V		1		1B			101	108,800		101	108,800		101	106,500														
				05951	0473	11-25-1985		U	I		0		1			101	19,100		101	19,100		101	19,100														
														Total		366000		Total		348200		Total		340100													
EXEMPTIONS						OTHER ASSESSMENTS																															
Year	Code	Description			Amount		Code	Description			YEAR	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																					
Total				0.00																																	
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name			B			Tracing			Batch				APPRaised VALUE SUMMARY																					
0001									101			NG																									
NOTES																																					
																				Net Total Appraised Parcel Value								375,800									
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																	
201903135	11-01-2019	91	INSULATION			3,000		06-13-2019	0	09-17-2018	REPAIRS TO SILLS IG POOL SFR				06-13-2019			400	15	PERMIT VISIT																	
201802668	08-21-2018	14	MIN ALT			1,200			100						06-06-2018			333	2	MEASURED																	
117	05-01-1990	MN	Manual Note			8,200			07-08-2005						274			2	MEASURED																		
209	01-01-1986	MN	Manual Note						12-01-1999						247			3	MEAS+INSPCTD																		
															06-29-1992			200	3	MEAS+INSPCTD																	
															11-15-1991			105	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				25,425	SF	3.55	1.240	8	LAND	1.00	NG	1.00			0		1.000	4.40	111,900															
							Total Card Land Units	0.584	AC	Parcel Total Land Area: 0.5837													Total Land Value	111,900													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
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	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	81.81	
Interior Floor 2	3	HARDWOOD	RCN	298,514	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	18	
Total Rooms	8		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	82	
Extra Kitchen St			RCNLD	244,800	
FBM Sqft	770		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
11	POOL I-V	OB	Outbuildi	L	720	29.00	1990	70	0.00	GD	A	1.00	14,600
02	SHED/FR			L	216	7.48	1995	70	0.00	GD	G	1.25	1,400
14	SCRN HSE			L	240	14.95	1995	70	0.00	GD	G	1.25	3,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,284		20.90	26,834	
FFL	1ST FLOOR	1,298	1,298		104.41	135,527	
GAR	GARAGE	0	576		41.69	24,015	
OPF	OPEN PORCH	0	72		10.15	731	
SFL	2ND FLOOR	1,040	1,040		104.41	108,588	
WDK	WOOD DECK	0	192		14.68	2,819	
Ttl Gross Liv / Lease Area		2,338	4,462	2,859		298,514	

