

State Use 101
Print Date 11-03-2020 8:47:57 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ROHLFS HARRY J LE 13 SYLVESTER ST EAST LONGMEADOW MA 01028 GIS ID F_390540_2847151												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	175800		175,800										
												RES LAND		101	135600		135,600										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	19600		19,600										
				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		331,000		331,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ROHLFS HARRY J LE ROHLFS HARRY J				22014 04707		0097 0038		01-03-2018 12-15-1978		U U		I I		100 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																		2020	101	166,200	2019	101	162,400	2018	101	149,100	
																			101	135,600		101	132,400		101	132,400	
																			101	19,600		101	19,600		101	19,600	
																				Total	321400	Total	314400	Total	301100		
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		0.00																									
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001						101		NG																			
NOTES																											
																		APPRaised VALUE SUMMARY									
																		Appraised BLDG. Value (Card)								175,800	
																		Appraised Xf (B) Value (Bldg)								0	
																		Appraised Ob (B) Value (Bldg)								19,600	
																		Appraised Land Value (Bldg)								135,600	
																		Special Land Value								0	
																		Total Appraised Parcel Value								331,000	
																		Valuation Method								C	
																		Adjustment									
																		Net Total Appraised Parcel Value								331,000	
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					
201801769		05-10-2018		91	INSULATION		1,700				0				10' DORMER ADDITION		10-07-2011			317	16	FIELDREV CHG					
282		08-21-2006		4	ADDITION		10,000						04-12-2007					311	14	INSPECTED							
221		07-01-1987		MN	Manual Note		47,000						03-02-2007					311	15	PERMIT VISIT							
													05-11-2000					250	22	MAILER SENT							
													05-05-2000					247	2	MEASURED							
																	02-25-1994			105	15	PERMIT VISIT					
																			03-10-1993			131	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	RAA				40,000	SF	2.39	1.240	8	LAND	1.00	NG	1.00			0		1.000	2.96	118,400					
1	101	ONE FAM	RAA				2.460	AC	7,000	1.000	0		1.00	NG	1.00			0		1.000	7,000	17,200					
Total Card Land Units							3.378	AC	Parcel Total Land Area:			3.3783			Total Land Value							135,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		71.62
Interior Floor 1	3	HARDWOOD	RCN		211,792
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1930
Heat Type	1	FORCED H/A	Effective Year Built		2001
AC Type	01	NONE	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		83
Extra Kitchens	0		RCNLD		175,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
07	POOL A-C	OB	Outbuildi	L	21	69.00	1965	60	0.00	AV	A	1.00	900
03	GARAGE	OB	Outbuildi	L	759	28.18	1999	70	0.00	GD	G	1.25	18,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	328		16.59	5,441	
FFL	1ST FLOOR	1,310	1,310		82.44	107,998	
OFP	OPEN PORCH	0	78		8.46	660	
SFL	2ND FLOOR	1,114	1,114		82.44	91,840	
WDK	WOOD DECK	0	510		11.48	5,853	
Ttl Gross Liv / Lease Area		2,424	3,340	2,569		211,792	

