

State Use 101
Print Date 11-04-2020 8:15:46 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KUHN CHRISTOPHER 11 LORI LN EAST LONGMEADOW MA 01028 GIS ID F_376800_2847188												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	111400		111,400												
												RES LAND		101	86600		86,600												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1800		1,800												
				SUPPLEMENTAL DATA								Total		199,800		199,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KUHN CHRISTOPHER GEARY LISA M, GEARY DANIEL M + LISA M, BLAIR RACHEL E				31508 LC		02-27-2004		U		I		179,900		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				LC-03 0		12-31-2002		U		I		1				2020	101	105,800	2019	101	102,900	2018	101	95,400					
				LC02- 0		01-17-1992		U		I		108,000					101	86,600		101	84,000		101	84,000					
				LC00 0		06-29-1966		U		I		0					101	1,800		101	1,800		101	1,800					
																Total	194200	Total	188700	Total	181200								
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)111,400 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)1,800 Appraised Land Value (Bldg)86,600 Special Land Value0 Total Appraised Parcel Value199,800 Valuation MethodC Adjustment Net Total Appraised Parcel Value199,800														
Total		0.00																											
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		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	
201602875		11-21-2016		62		SOLAR		10,494		03-16-2017		100		03-16-2017		15` X 25` ABOVE G DECKSLIDER		03-16-2017						317		15		PERMIT VISIT	
201501318		09-08-2015		62		SOLAR		26,000		05-06-2016		100		05-06-2016				05-06-2016						317		15		PERMIT VISIT	
97		04-26-2007		11		POOL		3,500										12-26-2007						317		15		PERMIT VISIT	
137		06-01-1994		MN		Manual Note		4,080										03-23-2004						317		2		MEASURED	
																		01-13-1995						107		15		PERMIT VISIT	
																		04-01-1992						107		22		MAILER SENT	
																		05-19-1980						500		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		RB				15,060	SF	5.75		1.000	5	LAND	1.00	MA	1.00			0			1.000		5.75		86,600		
Total Card Land Units 0.346 AC Parcel Total Land Area: 0.3457																Total Land Value 86,600													

Property Location 11 LORI LN
 Vision ID 5021

Account # 5098

Map ID 7/ 24/ 23/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	112.70	
Interior Floor 2			RCN	176,805	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1966	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	111,400	
FBM Sqft	728		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	96	7.48	1994	60	0.00	AV	A	1.00	400
01	SHED/MTL			L	80	5.18	2005	60	0.00	AV	A	1.00	200
08	POOL A-O			L	24	69.00	2007	70	0.00	GD	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		26.75	27,818	
FFL	1ST FLOOR	1,062	1,062		133.74	142,032	
OFF	OPEN PORCH	0	72		13.00	936	
WDK	WOOD DECK	0	320		18.81	6,018	
Ttl Gross Liv / Lease Area		1,062	2,494	1,322		176,805	

