

State Use 101
Print Date 11/3/2021 2:45:57 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
SADOWSKI DAN D SADOWSKI NICOLE A 19 ORPHEUM AVE EAST LONGMEADOW MA 01028 GIS ID F_376463_2856649												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		106300		106,300																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		68400		68,400																							
												RESIDNTL.		101		2900		2,900																							
				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		177,600		177,600																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
SADOWSKI DAN D KORTEKAMP CONSTRUCTION LLC, US BANK NATIONAL ASSOCIATION , HANKE,DANIEL C DONAHUE,RALPH A				19633		0557		01-10-2013		Q		I		153,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
				18288		0014		05-07-2010		U		I		80,150		1S		2021		101		102,600		2020		101		98,100		2019		101		96,200							
				18258		0541		04-16-2010		U		I		84,150		1L				101		63,300				101		63,300		101		61,500									
				15660		0375		01-26-2006		U		I		144,900						101		2,900				101		2,900		101		2,900									
				04662		0349		09-22-1978		U		I		0																											
				Total		0.00												Total		168,800		Total		164,300		Total		160,600													
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												APPRaised VALUE SUMMARY																							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										106,300																					
0001						101		MF		Appraised Xf (B) Value (Bldg)										0																					
										Appraised Ob (B) Value (Bldg)										2,900																					
										Appraised Land Value (Bldg)										68,400																					
										Special Land Value										0																					
										Total Appraised Parcel Value										177,600																					
										Valuation Method										C																					
										Adjustment																															
										Net Total Appraised Parcel Value										177,600																					
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													
141		05-17-2010		7		REMODEL		40,000								NEW KITCHEN, BA		08-16-2019						334		3		MEAS+INSPCTD													
																		05-10-2013						105		15		PERMIT VISIT													
																		06-22-2012						317		15		PERMIT VISIT													
																		03-28-2012						250		22		MAILER SENT													
																		03-02-2012						317		15		PERMIT VISIT													
																		11-18-2010						311		15		PERMIT VISIT													
																		02-27-2009						AO																	
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								5,850		SF		15.38		0.760		3		LAND		1.00		MF		1.00				0		1.000		11.69		68,400	
														Total Card Land Units 0.13 AC Parcel Total Land Area: 0.13														Total Land Value 68,400													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		96.57
Interior Floor 1	3	HARDWOOD	RCN		186,421
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1940
Heat Type	5	STEAM	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		57
Extra Kitchens	0		RCNLD		106,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	738		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	228	28.18	1940	50	0.00	FR	F	0.90	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	738		25.09	18,517	
EFB	ENCL PORCH	0	132		37.91	5,005	
FFL	1ST FLOOR	868	868		125.11	108,600	
HST	HALF STORY	434	868		62.56	54,300	
Ttl Gross Liv / Lease Area		1,302	2,606	1,490		186,421	

