

Account # 3548

Map ID 40/ 30/ 28/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 8:51:40 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
CONWAY CHRISTOPHER CONWAY SHERRI 248 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_385200_2847518												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	222200		222,200														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	104000		104,000														
												RESIDNTL.		101	17800		17,800														
				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		344,000		344,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CONWAY CHRISTOPHER NUNZIATO CARL + KRAUSE LINDA J KRAUSE R				22461 0113		11-28-2018		Q		I		315,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				22041 0141		01-26-2018		U		I		130,000		1		2021	101	213,000	2020	101	202,000	2019	101	60,900							
				06604 0393		08-27-1987		U		I		1		1		101	97,200	101	97,200	101	97,200	101	94,800								
				03621 0091		09-01-1971		U		I		0				101	17,800	101	17,800	101	17,800	101	12,700								
				Total		0.00										Total	328,000	Total	317,000	Total	168,400										
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				MA																	
NOTES																															
																APPROAISED VALUE SUMMARY															
																Appraised BLDG. Value (Card)								222,200							
																Appraised Xf (B) Value (Bldg)								0							
																Appraised Ob (B) Value (Bldg)								17,800							
																Appraised Land Value (Bldg)								104,000							
Special Land Value																0															
Total Appraised Parcel Value																344,000															
Valuation Method																C															
Adjustment																															
Net Total Appraised Parcel Value																344,000															
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			
201801789		05-17-2018		4		ADDITION		47,000		05-30-2019		100		06-18-2018		2ND FL DORMER 1		05-30-2019						334		15		PERMIT VISIT			
201800836		03-08-2018		5		DEMOLITION		1,000		06-18-2018		100		06-18-2018		INTERIOR REMOD		06-18-2018						333		15		PERMIT VISIT			
298		09-01-1987		MN		Manual Note		150								WD STOVE		08-31-2012						317		2		MEASURED			
																		11-05-2002						250		22		MAILER SENT			
																		10-31-2002						274		2		MEASURED			
																		03-02-1992						170		3		MEAS+INSPCTD			
																		09-24-1982						500		1		LEFT NOTICE			
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				40,000	SF	2.58	1.000	5	LAND	1.00	MA	1.00									1.000	2.32	92,800				
1	101	ONE FAM		RA				2.000	AC	7,000	1.000	0		0.80	MA	1.00	SHP2			0 TRF2 0.9				1.000	5,600	11,200					
Total Card Land Units								2.92	AC	Parcel Total Land Area: 2.92								Total Land Value								104,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
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		99.06
Interior Floor 1	3	HARDWOOD	RCN		267,673
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		2001
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	3		Remodel Rating		05
Full Baths	2		Year Remodeled		2018
Half Baths	1		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		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		83
Extra Kitchens	0		RCNLD		222,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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	900	28.18	1970	70	0.00	GD	A	1.00	17,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,200		24.93	29,922	
FFL	1ST FLOOR	1,200	1,200		124.67	149,608	
OFP	OPEN PORCH	0	48		12.99	623	
TQS	3/4 STORY	702	936		93.50	87,520	
Ttl Gross Liv / Lease Area		1,902	3,384	2,147		267,673	

