

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RYAN CHRISTOPHER M RYAN JULIE LIN 288 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_385747_2846795												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	172400		172,400												
												RES LAND		101	93400		93,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2200		2,200												
				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						268,000		268,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RYAN CHRISTOPHER M RYAN CHRISTOPHER M SPECKMAN DAVID H CROALL THOMAS J , CONANT JOHN C				24207 481		10-27-2021		U		I		1		1A		Year		Code	Assessed		Year		Code	Assessed					
				21256 0347		07-08-2016		Q		I		244,500		00		2021		101	165,100		2020		101	156,200					
				19686 0198		02-13-2013		Q		I		232,500		00				101	86,600				101	86,600					
				07559 0302		10-01-1990		U		I		150,000						101	2,200				101	2,200					
				05788 0461		04-01-1985		U		I		85,500																	
														Total		253,900		Total		245,000		Total		238,100					
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																													

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	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	106.30	
Interior Floor 2			RCN	223,954	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		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	77	
Extra Kitchen St			RCNLD	172,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
22	WOOD DK			L	144	9.20	2000	60	0.00	AV	A	1.00	800
19	PATIO			L	143	5.75	2000	60	0.00	AV	A	1.00	500
02	SHED/FR			L	180	7.48	2011	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	528		25.84	13,643
EFP	ENCL PORCH	0	188		38.34	7,208
FFL	1ST FLOOR	768	768		128.71	98,849
OPF	OPEN PORCH	0	15		17.16	257
SFL	2ND FLOOR	768	768		128.71	98,849
WDK	WOOD DECK	0	288		17.88	5,148
Ttl Gross Liv / Lease Area		1,536	2,555	1,740		223,954

