

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																											
SADOWSKI DAN D SADOWSKI NICOLE A 19 ORPHEUM AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117200		117,200																																						
												RES LAND		101	75200		75,200																																						
				DRAINAGE				VIEW		COMMUNITY		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#																																															
GIS ID F_376463_2856649												Total		195,300		195,300																																							
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																											
				18288		0014		05-07-2010		U		I		80,150		1S		2022		101		106,300		2021		101		102,600																											
				18258		0541		04-16-2010		U		I		84,150		1L				101		68,400		2020		101		63,300																											
				15660		0375		01-26-2006		U		I		144,900						101		2,900				101		2,900																											
				04662		0349		09-22-1978		U		I		0				Total		177,600		Total		168,800		Total		164,300																											
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 Appraised BLDG. Value (Card) 117,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 75,200 Special Land Value 0 Total Appraised Parcel Value 195,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 195,300																																					
ASSESSING NEIGHBORHOOD																																																							
Nbhd		Nbhd Name				Tracing		Batch																																															
0001						101		MF																																															
NOTES																																																							
																VISIT / CHANGE HISTORY 08-16-2019 05-10-2013 06-22-2012 03-28-2012 03-02-2012 11-18-2010 02-27-2009																																							
																										BUILDING PERMIT RECORD																													
																										Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																										202202763		09-21-2022		62		SOLAR		17,238				0				NEW KITCHEN, BA		05-10-2013						334		3		MEAS+INSPCTD	
																										141		05-17-2010		7		REMODEL		40,000										06-22-2012						105		15		PERMIT VISIT	
																										317		15		PERMIT VISIT																									
																										250		22		MAILER SENT																									
																										317		15		PERMIT VISIT																									
																										311		15		PERMIT VISIT																									
																										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	16.92	0.760	3	LAND	1.00	MF	1.00			0		1.000	12.86	75,200																																	
Total Card Land Units							0.13	AC	Parcel Total Land Area: 0.13							Total Land Value							75,200																																

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		107.63
Interior Floor 1	3	HARDWOOD	RCN		205,699
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1940
Heat Type	5	STEAM	Effective Year Built		1978
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		117,200
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		27.21	20,081	
EFB	ENCL PORCH	0	132		67.84	8,955	
FFL	1ST FLOOR	868	868		135.69	117,775	
HST	HALF STORY	434	868		67.84	58,887	
Ttl Gross Liv / Lease Area		1,302	2,606			205,699	

