

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																												
SMITH JUDITH SMITH KATHERINE A 3 RODERICK AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117500		117,500																							
												RES LAND		101	75300		75,300																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1200		1,200																							
				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#																																
GIS ID F_375946_2855380												Total		194,000		194,000																								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																								
SMITH JUDITH MANFERDINI ERNEST + MANFERDINI SEBASTIAN HEIR				10004		0297		09-23-1997		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed												
				08991		0508		11-14-1994		U		I		1		1A		2022		101		103,000		2021		101		98,700												
				03020		0119		04-07-1964		U		I		0						101		68,400				101		63,300												
																				101		1,200				101		1,200												
																Total		172,600		Total		163,200		Total		157,800														
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		1,098.26												APPRAISED VALUE SUMMARY																						
Nbhd		Nbhd Name				Tracing		Batch																																
0001						101		MF																																
NOTES														Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																										
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												
																		03-12-2018						333		2		MEASURED												
																		06-01-2004						319		14		INSPECTED												
																		04-08-2004						250		22		MAILER SENT												
																		04-07-2004						316		2		MEASURED												
																		05-14-1992						131		14		INSPECTED												
																		06-29-1990						131		2		MEASURED												
																		05-28-1980						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	RC				6,030	SF	16.43	0.760	3	LAND	1.00	MF	1.00			0		1.000	12.49	75,300																		
																Total Card Land Units												0.14		AC	Parcel Total Land Area: 0.14				Total Land Value				75,300	

Property Location 3 RODERICK AV
 Vision ID 2447 Account # 2490

Map ID 2B/ 71/ 548/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 5:01:12 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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	97.68	
Interior Floor 2	4	CARPET	RCN	186,521	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1900	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		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	63	
Extra Kitchen St			RCNLD	117,500	
FBM Sqft			Dep % Ovr		
FBM Quality			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	224	7.48	1965	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	719		21.78	15,661	
EFP	ENCL PORCH	0	184		54.38	10,006	
FFL	1ST FLOOR	739	739		108.76	80,373	
OPF	OPEN PORCH	0	156		11.15	1,740	
PAT	PATIO	0	106		5.13	544	
SFL	2ND FLOOR	719	719		108.76	78,197	
Ttl Gross Liv / Lease Area		1,458	2,623			186,521	

