

State Use 101
Print Date 12/12/2022 7:12:52 P

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION			CURRENT ASSESSMENT											
WALDEN CHRISTIAN S MIORANDI KRISTIN L 61 SAUGUS AV EAST LONGMEADOW MA 01028 GIS ID F_377176_2852552 Mailed														Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW			
				TOPO WET			EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	111100			111,100						
													RES LAND		101	102600			102,600						
				DRAINAGE					VIEW		COMMUNITY		RESIDENTL.		101	200			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 213,900			213,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
WALDEN CHRISTIAN S VECCHIARELLI FRANK F				24157 03674		0528 0553		10-01-2021 03-17-1972		Q U		I I		225,000 0		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																	2022	101	82,000	2021	101	78,700	2020	101	74,700
																		101	93,300		101	86,400		101	86,400
																		101	200		101	200		101	200
																	Total		175,500		Total		165,300		Total
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 111,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 102,600 Special Land Value 0 Total Appraised Parcel Value 213,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 213,900											
Nbhd		Nbhd Name				Tracing		Batch																	
0001						101		MA																	
NOTES																									
SUB DIV #756																									
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					
201600113 96		01-20-2016 04-14-2008		91 5	INSULATION DEMOLITION		2,056 1,500			0			GARAGE		05-10-2018 11-21-2008 04-16-2004 04-06-2004 04-02-2004 05-28-1992 09-04-1990			333 317 317 AO 317 131 131	2 15 14 22 2 14 2	MEASURED PERMIT VISIT INSPECTED MAILER SENT MEASURED INSPECTED MEASURED					
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				14,229 SF	7.21	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.21	102,600				
Total Card Land Units							0.33 AC	Parcel Total Land Area: 0.33							Total Land Value							102,600			

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	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	8		PLYWD PANL				Adj Base Rate			122.48			
Interior Floor 1	4		CARPET				RCN			144,349			
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built			1925			
Heat Type	1		FORCED H/A				Effective Year Built			1998			
AC Type	01		NONE				Depreciation Code			GV			
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %			23			
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			77			
Extra Kitchens	0						RCNLD			111,100			
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
01	SHED/MTL			L	80	5.18	2008	60	0.00	AV	A	1.00	200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	635		27.44	17,426			
EFP	ENCL PORCH					0	20		68.61	1,372			
FFL	1ST FLOOR					635	635		137.21	87,131			
HST	HALF STORY					270	540		68.61	37,048			
PAT	PATIO					0	209		6.57	1,372			
Ttl Gross Liv / Lease Area						905	2,039			144,349			

