

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	246000		246,000														
												RES LAND		101	113600		113,600														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	17800		17,800														
				SUPPLEMENTAL DATA								Total		377,400		377,400															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
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						
				22041		0141		01-26-2018		U		I		130,000		1		2022		101	222,200		2021	101	213,000						
				06604		0393		08-27-1987		U		I		1		1				101	104,000			101	97,200						
				03621		0091		09-01-1971		U		I		0						101	17,800			101	17,800						
																Total		344,000		Total		328,000		Total		317,000					
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				Tracing				Batch																					
0001						101				MA																					
NOTES												Appraised BLDG. Value (Card) 246,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,800 Appraised Land Value (Bldg) 113,600 Special Land Value 0 Total Appraised Parcel Value 377,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 377,400																			
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	2.84	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.56	102,400								
1	101	ONE FAM	RA				2.000	AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2		0		1.000	5,600	11,200									
Total Card Land Units							2.92	AC	Parcel Total Land Area: 2.92							Total Land Value							113,600								

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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		111.32
Interior Floor 2	6	CERAMIC TL	RCN		296,364
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		2004
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		05
Half Baths	1		Year Remodeled		2018
Extra Fixtures	0		Depreciation %		17
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		246,000
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
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		27.61	33,129	
FFL	1ST FLOOR	1,200	1,200		138.04	165,644	
OFP	OPEN PORCH	0	48		14.38	690	
TQS	3/4 STORY	702	936		103.53	96,901	
Ttl Gross Liv / Lease Area		1,902	3,384			296,364	

