

State Use 101
Print Date 12/12/2022 7:37:54 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
BEDARD SARAH A BEDARD DEREK 254 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_385328_2847496												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		181700		181,700																	
												RES LAND		101		117500		117,500																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		8100		8,100																	
				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		307,300		307,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
BEDARD SARAH A NORTHEAST ASSET MANAGEMENT LLC CALCASOLA DINO LESURE IRA W JR, LESURE IRA W JR + IDAA,				24677		0174		08-11-2022		Q		I		388,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23997		168		07-14-2021		U		I		180,000		1L		2022		101		112,400		2021		101		107,600		2020		101		101,900	
				13900		0422		01-15-2004		U		I		185,400						101		108,300				101		101,900		101		101,900			
				10945		0230		09-30-1999		U		I		1		1A				101		6,500				101		6,500		101		6,500			
				02052		0293		06-09-1950		U		I		0																					
																Total		227,200		Total		216,000		Total		210,300									
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																															
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 181,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,100 Appraised Land Value (Bldg) 117,500 Special Land Value 0 Total Appraised Parcel Value 307,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 307,300																	
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				MA																							
NOTES																		VISIT / CHANGE HISTORY Date Type Is Id Cd Purpose/Result 06-23-2022 06-16-2022 11-30-2021 09-07-2012 10-31-2002 02-11-1992 09-11-1980																	
BC CONFIRMS BP202103029 COMP 2/9/22																																			
GAR REROOF																																			
BUILDING PERMIT RECORD																																			
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result							
202103029		10-15-2021		12		REROOF		2,000		06-23-2022		100		06-23-2022		REPLC GARAGE R		06-23-2022						400		3		MEAS+INSPCTD							
202103028		10-15-2021		9		ALTERATION		12,000		06-23-2022		100		06-23-2022		RENO 1ST FL BTH,		06-16-2022						334		15		PERMIT VISIT							
																		11-30-2021						334		2		MEASURED							
																		09-07-2012						317		2		MEASURED							
																		10-31-2002						274		3		MEAS+INSPCTD							
																		02-11-1992						105		3		MEAS+INSPCTD							
																		09-11-1980						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		RA				40,000	SF	2.84	1.000	5	LAND	0.95	MA	1.00	ESM1		0	TRF2	0.9	1.000	2.43	97,200											
1	101	ONE FAM		RA				3.630	AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2		0		1.000	5,600	20,300												
Total Card Land Units								4.55	AC	Parcel Total Land Area: 4.55								Total Land Value								117,500									

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	AVERAGE	#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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		118.24
Interior Floor 1	15	LAMINATE	RCN		235,950
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1998
AC Type	01	NONE	Depreciation Code		GV
Bedrooms	3		Remodel Rating		03
Full Baths	1		Year Remodeled		2021
Half Baths	1		Depreciation %		23
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		181,700
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
03	GARAGE	OB	Outbuildi	L	384	28.18	1950	60	0.00	AV	A	1.00	6,500
21	PAVILLION/C	OB	Outbuildi	L	120	15.00	2022	70	0.00	GD	G	1.25	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	800		26.36	21,090	
BNT	BSMT ENTRY	0	25		5.27	132	
FFL	1ST FLOOR	1,004	1,004		131.82	132,343	
PAT	PATIO	0	496		6.64	3,295	
TQS	3/4 STORY	600	800		98.86	79,089	
Ttl Gross Liv / Lease Area		1,604	3,125			235,950	

