

State Use 101
Print Date 12/12/2022 7:48:18 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LOHRMAN TODD LEONCZYK EMILY 71 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_385510_2843896												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	427400		427,400												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	178500		178,500												
												RESIDNTL.		101	16600		16,600												
				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		622,500		622,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LOHRMAN TODD RAPPAPORT ELIZABETH C GALLAGHER JANE K WARD JOSEPH E ETAL D/B/A WARD				24706	0230	08-31-2022	Q	I			726,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				20936	0004	10-30-2015	Q	I			518,000	00	2022	101	384,800	2021	101	369,100	2020	101	354,000								
				08760	0458	03-02-1994	U	V			70,000			101	183,300		101	169,700		101	169,700								
				06972	0245	09-22-1988	U	I			1	1B		101	16,600		101	16,600		101	16,600								
				00000	0000		U				0																		
				Total		0.00								584,700		Total		555,400		Total		540,300							
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																													
Nbhd		Nbhd Name						Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 427,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,600 Appraised Land Value (Bldg) 178,500 Special Land Value 0 Total Appraised Parcel Value 622,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 622,500													
0001								101				NS																	
NOTES																													
SUB DIV #594																													
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						
201601177		04-11-2016		91	INSULATION		2,450				0				DWELLING		12-11-2015				317	3	MEAS+INSPCTD						
216		08-20-2001		11	POOL		17,000						01-04-2013						317	2	MEASURED								
18		03-01-1994		MN	Manual Note		165,000						10-11-2002						274	2	MEASURED								
													10-11-2002						250	22	MAILER SENT								
													10-10-2002						274	2	MEASURED								
													02-21-2002						274	15	PERMIT VISIT								
													12-27-1995				107	15	PERMIT VISIT										
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		RAA				40,000	SF	2.84	1.550	2		LAND	1.00	NS	1.00				0			1.000	4.4	176,000			
1	101	ONE FAM		RAA				0.350	AC	7,000.00	1.000	0			1.00	NS	1.00				0			1.000	7,000	2,500			
Total Card Land Units								1.27 AC		Parcel Total Land Area: 1.27								Total Land Value										178,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		93.22
Interior Floor 1	3	HARDWOOD	RCN		469,719
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1994
Heat Type	1	FORCED H/A	Effective Year Built		2012
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		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		91
Extra Kitchens	0		RCNLD		427,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	704		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2001	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	80	7.48	2001	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,408		26.15	36,815	
FFL	1ST FLOOR	1,419	1,419		130.55	185,250	
GAR	GARAGE	0	576		52.13	30,027	
HST	HALF STORY	416	832		65.28	54,309	
OPF	OPEN PORCH	0	64		12.24	783	
SFL	2ND FLOOR	1,152	1,152		130.55	150,394	
WDK	WOOD DECK	0	464		26.17	12,141	
Ttl Gross Liv / Lease Area		2,987	5,915			469,719	

