

State Use 101
Print Date 12/12/2022 11:23:29

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
OCONNOR CHRISTINE A REYNOLDS KRISTALA 83 HARKNESS AVE EAST LONGMEADOW MA 01028 GIS ID F_376766_2856698												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	141600		141,600																			
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	71500		71,500																			
												RESIDNTL.		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		213,300		213,300																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
OCONNOR CHRISTINE A JOYCE JAMES J, DIDOMENICO ,ANGELA C LIFE EST & DIDOMENICO JOHN P +				19522	0251	10-30-2012	U	I			179,500	00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
				12304	0317	04-30-2002	U	I			112,000			2022	101	127,000	2021	101	121,800	2020	101	115,600														
				08561	0126	09-16-1993	U	I			1	1A		101	64,900	101	60,000	101	60,000																	
				03218	0353	10-04-1966	U	I			0			101	200	101	200	101	200																	
														Total	192,100	Total	182,000	Total	175,800																	
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		0.00																																		
ASSESSING NEIGHBORHOOD																																				
Nbhd		Nbhd Name				Tracing				Batch																										
0001						101				MF																										
NOTES																																				
																		Appraised BLDG. Value (Card)				141,600														
																		Appraised Xf (B) Value (Bldg)				0														
																		Appraised Ob (B) Value (Bldg)				200														
																		Appraised Land Value (Bldg)				71,500														
																		Special Land Value				0														
																		Total Appraised Parcel Value				213,300														
																		Valuation Method				C														
																		Adjustment																		
																		Net Total Appraised Parcel Value				213,300														
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								
202203075		11-15-2022		91		INSULATION		5,000				0				VNYL SID		05-14-2018						333		2		MEASURED								
28		02-08-2005		4		ADDITION		15,000						12-05-2005										311		15		PERMIT VISIT								
44		04-02-1996		21		SIDING		3,995						04-08-2004										317		14		INSPECTED								
														03-23-2004										311		2		MEASURED								
														12-20-1996										200		15		PERMIT VISIT								
														04-14-1992										170		3		MEAS+INSPCTD								
																		04-01-1992						107		22		MAILER SENT								
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		RB				18,291	SF	5.71	0.760	3	LAND	1.00	MF	1.00				0	TRF3	0.9	1.000	3.91	71,500											
Total Card Land Units																		0.42		AC	Parcel Total Land Area: 0.42				Total Land Value										71,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	123.77	
Interior Floor 2			RCN	224,700	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	141,600	
FBM Sqft	668		Dep % Ovr		
FBM Quality	1		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
01	SHED/MTL			L	49	5.18	2003	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	1,113		28.53	31,754	
FFL	1ST FLOOR	1,273	1,273		142.40	181,269	
WDK	WOOD DECK	0	408		28.62	11,676	
Ttl Gross Liv / Lease Area		1,273	2,794			224,700	

