

State Use 101
Print Date 12/12/2022 8:55:29 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
OPITZ KRISTEN 106 SMITH AVE EAST LONGMEADOW MA 01028 GIS ID F_377044_2852282												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		221500		221,500															
												RES LAND		101		102900		102,900															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		800		800															
				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		325,200		325,200																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
OPITZ KRISTEN RICARDI JOHN B SHEEDY DEBORAH A, SHEEDY,JAMES M CABRAL JOSEPH E +,				22633 0324		04-22-2019		Q		I		277,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				19549 0164		11-16-2012		U		I		245,000		00		2022		101		201,300		2021		101		193,100		2020		101		185,500	
				14207 0001		05-25-2004		U		I		1		1				101		93,600				101		86,700		101		86,700			
				11722 0149		06-27-2001		U		I		180,000						101		800				101		800		101		800			
				07299 0087		10-20-1989		U		I		169,000		1																			
				Total												295,700		Total		280,600		Total		273,000									
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												APPRaised VALUE SUMMARY															
Nbhd		Nbhd Name						Tracing				Batch				Appraised BLDG. Value (Card)										221,500							
0001								101				MA				Appraised Xf (B) Value (Bldg)										0							
																Appraised Ob (B) Value (Bldg)										800							
																Appraised Land Value (Bldg)										102,900							
																Special Land Value										0							
																Total Appraised Parcel Value										325,200							
																Valuation Method										C							
																Adjustment																	
																Net Total Appraised Parcel Value										325,200							
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					
174		06-28-2004		12		REROOF		3,000								NVC		11-30-2021						334		2		MEASURED					
115		05-01-1989		MN		Manual Note		140,000								SFR		12-13-2013						317		2		MEASURED					
																		12-15-2004						311		15		PERMIT VISIT					
																		04-23-2004						318		14		INSPECTED					
																		04-06-2004						250		22		MAILER SENT					
																		03-30-2004						316		2		MEASURED					
																		07-21-1992						131		14		INSPECTED					
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				15,000 SF		6.86	1.000	5	LAND	1.00	MA	1.00			0			1.000		6.86		102,900							
Total Card Land Units								0.34 AC		Parcel Total Land Area: 0.34								Total Land Value										102,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 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	111.54	
Interior Floor 2	4	CARPET	RCN	273,464	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1989	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
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	81	
Extra Kitchen St			RCNLD	221,500	
FBM Sqft	663		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	144	7.48	1998	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	868		25.69	22,297	
FFL	1ST FLOOR	868	868		128.15	111,231	
GAR	GARAGE	0	484		51.36	24,860	
OFP	OPEN PORCH	0	60		12.81	769	
SFL	2ND FLOOR	810	810		128.15	103,798	
WDK	WOOD DECK	0	408		25.75	10,508	
Ttl Gross Liv / Lease Area		1,678	3,498			273,464	

