

State Use 101
Print Date 12-13-2022 8:12:51 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
TUDRYN JONATHAN G TUDRYN TAMMY L 40 ALANDALE DR EAST LONGMEADOW MA 01028 GIS ID F_377076_2846940												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	210900		210,900																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	102900		102,900																		
												RESIDNTL.		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		314,600		314,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
TUDRYN JONATHAN G ABAIR, CONSTANCE M KENYON				34067 LC		06-17-2009		U		I		199,900				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				LC-23		06-16-1988		U		I		142,500				2022	101	190,600	2021	101	182,800	2020	101	173,400											
				LC00		06-01-1973		U		I		0					101	93,700		101	86,700		101	86,700											
																	101	800		101	800		101	800											
Total														Total		285,100		Total		270,300		Total		260,900											
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) 210,900 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 314,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 314,600																	
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				MA																							
NOTES																																			
																		VISIT / CHANGE HISTORY																	
																		Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments			Date	Type	Is	Id	Cd	Purpose/Result
																		201602540	09-20-2016	4	ADDITION		91,095	06-08-2017	100	06-08-2017	16X23 MSTR BD R			04-12-2019	03		400	MS	MLS REVIEW
																		201502836	11-18-2015	54	FENCE		3,098	05-06-2016	100	05-06-2016	FINISH BREEZEWA			06-15-2017			317	3	MEAS+INSPCTD
201302428	07-23-2013	7	REMODEL		28,201	04-25-2014	100	04-25-2014	GARAGE			06-08-2017		317	15	PERMIT VISIT																			
259	01-01-1984	MN	Manual Note									03-16-2017		317	15	PERMIT VISIT																			
												05-06-2016		317	15	PERMIT VISIT																			
												04-25-2014		317	15	PERMIT VISIT																			
												07-24-2009		375	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	RB				15,205 SF	6.77	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.77	102,900														
Total Card Land Units							0.35 AC	Parcel Total Land Area: 0.35							Total Land Value							102,900													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
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	Percentage
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		111.19
Interior Floor 1	3	HARDWOOD	RCN		273,924
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1965
Heat Type	1	FORCED H/A	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	4		Remodel Rating		03
Full Baths	2		Year Remodeled		2017
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		210,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	728		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	160	7.48	2016	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	1,408		25.46	35,845	
FFL	1ST FLOOR	1,620	1,620		127.11	205,920	
GAR	GARAGE	0	576		50.76	29,236	
PAT	PATIO	0	468		6.25	2,924	
Ttl Gross Liv / Lease Area		1,620	4,072			273,924	

