

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
CHRISTENSEN DONALD I 51 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_393998_2840229												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	156300		156,300											
												RES LAND		101	130700		130,700											
				DRAINAGE				VIEW		COMMUNITY																		
				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										287,000		287,000												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
CHRISTENSEN DONALD I				02673 0411		05-04-1959		U		I		0				Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed	
																2022		101	140,300	2021		101	134,100	2020		101	126,700	
																		101	118,000			101	108,900			101	108,900	
														Total		258,300	Total		243,000	Total		235,600						
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				MG																		
NOTES																Appraised BLDG. Value (Card) 156,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 130,700 Special Land Value 0 Total Appraised Parcel Value 287,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 287,000												
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				
																	04-25-2018					333	3	MEAS+INSPCTD				
																	06-14-2005					274	3	MEAS+INSPCTD				
																	02-22-2000					247	14	INSPECTED				
																	11-22-1999					247	2	MEASURED				
																	10-28-1991					181	3	MEAS+INSPCTD				
10-22-1980		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				29,361	SF	3.71	1.200	7	LAND	1.00	MG	1.00				0			1.000	4.45	130,700			
Total Card Land Units								0.67	AC	Parcel Total Land Area: 0.67								Total Land Value										130,700

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	108.14	
Interior Floor 2	5	LINO/VINYL	RCN	274,210	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1961	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	156,300	
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,029		23.26	23,935	
FFL	1ST FLOOR	1,215	1,215		116.19	141,172	
GAR	GARAGE	0	360		46.48	16,731	
OSP	SCRN PORCH	0	150		17.82	2,672	
TQS	3/4 STORY	772	1,029		87.17	89,699	
Ttl Gross Liv / Lease Area		1,987	3,783			274,210	

