

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CHRISTIANSON CHARLES A KELLY KAREN A 19 BAYMOR DR EAST LONGMEADOW MA 01028 GIS ID F_378482_2850179										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	174500				174,500																
												RES LAND		101	100900				100,900																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11300				11,300																
				SUPPLEMENTAL DATA								Total		286,700		286,700																			
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CHRISTIANSON CHARLES A DUNIA DOMINIC V				07455 02560		0478 0322		05-17-1990 08-08-1957		U U		I I		126,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
																		2022	101	155,100	2021	101	148,500	2020	101	140,600									
																				101	91,700		101	84,900		101	84,900								
																				101	11,300		101	11,300		101	11,300								
				Total												Total		258,100		Total		244,700		Total		236,800									
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			MA																								
NOTES																																			
																APPRAISED VALUE SUMMARY																			
																Appraised BLDG. Value (Card)								174,500											
																Appraised Xf (B) Value (Bldg)								0											
																Appraised Ob (B) Value (Bldg)								11,300											
																Appraised Land Value (Bldg)								100,900											
																Special Land Value								0											
																Total Appraised Parcel Value								286,700											
																Valuation Method								C											
																Adjustment																			
																Net Total Appraised Parcel Value								286,700											
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							
201401005 318		04-16-2014 11-01-1992		4 MN		ADDITION Manual Note		19,000 3,250		06-13-2014		100		06-13-2014		12 X 12 ADDITION ADDITION		06-13-2014 05-19-2004 04-01-2004 02-24-2004 02-25-1993 04-27-1992 07-08-1991						317 318 250 311 131 107 181		15 14 22 2 15 22 2		PERMIT VISIT INSPECTED MAILER SENT MEASURED PERMIT VISIT MAILER SENT MEASURED							
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				10,400	SF	9.70	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.7		100,900									
																Total Card Land Units 0.24 AC Parcel Total Land Area: 0.24														Total Land Value				100,900	

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	114.61	
Interior Floor 1	3	HARDWOOD	RCN	249,250	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1957	
Heat Type	3	FORCED H/W	Effective Year Built	1991	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	174,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	483	28.18	1957	70	0.00	GD	A	1.00	9,500
02	SHED/FR			L	80	7.48	1992	70	0.00	GD	A	1.00	400
19	PATIO			L	324	5.75	2013	70	0.00	GD	A	1.00	1,300
41	IMP SHD			L	24	6.90	2000	70	0.00	GD	A	1.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	950		25.42	24,150
EFP	ENCL PORCH	0	192		63.55	12,202
FFL	1ST FLOOR	950	950		127.10	120,748
TQS	3/4 STORY	713	950		95.39	90,625
WDK	WOOD DECK	0	60		25.42	1,525
Ttl Gross Liv / Lease Area		1,663	3,102			249,250

