

State Use 101
Print Date 11/13/2023 7:42:00 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
TORRES MEGHAN A 70 JOHN ST EAST LONGMEADOW MA 01028 GIS ID F_379825_2854505												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	121600		121,600										
												RES LAND		101	111800		111,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	86700		86,700										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit FDC:FDC Chapter Land OC Dates 5/21/2010 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
Total														320,100		320,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
TORRES MEGHAN A TORRES MEGHAN A CHIUSSANO NICHOLAS J, THE SECRETARY OF HOUSING&,URBAN D WELLS FARGO HOME,MORTGAGE INC				24233	0553	11-08-2021	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				18394	0541	07-30-2010	U	I	230,000		1A	2023	101	113,200	2022	101	101,500	2021	101	97,300							
				11525	0209	02-28-2001	U	I	112,500		1S		101	101,600		101	92,400		101	85,600							
				11341	0543	09-20-2000	U	I	10		1B		101	68,700		101	68,700		101	68,700							
				11236	0019	06-20-2000	U	I	110,091		1L	Total	283,500	Total	262,600	Total	251,600										
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																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MA																	
NOTES																											
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								
202202568	08-19-2022	11	POOL			35,100	06-30-2023	100	06-30-2023	16x32 IG POOL				06-30-2023			334	15	PERMIT VISIT								
298	11-20-2009	4	ADDITION			40,000				O C 5/21/2010 GA				05-11-2018			333	2	MEASURED								
202	06-01-1988	MN	Manual Note			11,000				FGR				12-03-2010			317	15	PERMIT VISIT								
														01-14-2010			316	15	PERMIT VISIT								
														03-26-2004			250	22	MAILER SENT								
														11-20-2003			274	2	MEASURED								
														12-12-1988			105	15	PERMIT VISIT								
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				11,987 SF	9.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.33	111,800						
Total Card Land Units							0.28 AC	Parcel Total Land Area: 0.28							Total Land Value							111,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
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		148.71	
Interior Floor 1	3	HARDWOOD	RCN		213,249	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1952	
Heat Type	3	FORCED H/W	Effective Year Built		1978	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		121,600	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	648		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	0		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	960	32.00	1988	60	0.00	AV	A	1.00	18,400
FINK	FINSHDwKIT			L	960	65.00	2010	70	0.00	GD	G	1.25	54,600
02	SHED/FR			L	96	12.00	2013	60	0.00	AV	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	512	29.00	2023	70	0.00	GD	G	1.25	13,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		33.44	28,890	
FFL	1ST FLOOR	1,088	1,088		166.99	181,688	
OFP	OPEN PORCH	0	32		15.66	501	
PAT	PATIO	0	252		8.61	2,171	
Ttl Gross Liv / Lease Area		1,088	2,236			213,249	

