

State Use 101
Print Date 11/13/2023 9:58:01 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KRISTENSEN KARSTEN 6 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382264_2850382												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		192000		192,000															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		104800		104,800															
				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		296,800		296,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KRISTENSEN KARSTEN DAMARIO CAITLIN LEDUC CURT A,				21879 0135		09-28-2017		Q		I		225,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				19446 0288		09-14-2012		U		I		140,000		1		2023		101		176,200		2022		101		157,700		2021		101		151,200	
				05539 0210		12-05-1983		U		I		45,000						101		95,400				101		86,600		101		80,300			
																Total		271,600		Total		244,300		Total		231,500							
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 192,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 104,800 Special Land Value 0 Total Appraised Parcel Value 296,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 296,800																	
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					
B-23-87		02-08-2023		62		SOLAR		9,532		05-09-2023		100		03-13-2023		ADD 4' TO EXISTIN		05-09-2023						425		15		PERMIT VISIT					
201902021		06-05-2019		91		INSULATION		2,300				0						04-17-2015						317		15		PERMIT VISIT					
201203531		12-04-2012		4		ADDITION		14,755		03-31-2014		61						03-31-2014						317		15		PERMIT VISIT					
																		06-07-2013						105		1		LEFT NOTICE					
																		06-05-2013						105		15		PERMIT VISIT					
																		11-09-2012						317		3		MEAS+INSPCTD					
																10-02-2003										274		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		RC				9,100	SF	12.13	1.000	5	LAND	0.95	MA	1.00	BCOR			0			1.000	11.52	104,800								
Total Card Land Units								0.21		AC	Parcel Total Land Area: 0.21								Total Land Value								104,800						

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage	0					
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.50		1 1/2 STORIES				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	8		BRICK VENR				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				127.12		
Interior Floor 1	3		HARDWOOD				RCN				274,270		
Interior Floor 2	6		CERAMIC TL				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1948		
Heat Type	1		FORCED H/A				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	1						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style	N		NONE				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				70		
Extra Kitchens	0						RCNLD				192,000		
Extra Kitchen St	N		NONE				Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	1						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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	70	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,084		28.60	30,998			
EFP	ENCL PORCH					0	112		71.42	8,000			
FFL	1ST FLOOR					1,084	1,084		142.85	154,848			
HST	HALF STORY					494	988		71.42	70,567			
STG	STORAGE					0	112		57.39	6,428			
WDK	WOOD DECK					0	120		28.57	3,428			
Ttl Gross Liv / Lease Area						1,578	3,500			274,270			

