

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
OCONNOR GINA 21 CHANNING RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	206200		206,200																		
												RES LAND		101	122800		122,800																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	200		200																		
				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#																															
GIS ID F_374721_2853180										Total		329,200		329,200																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
OCONNOR GINA SECRETARY OF HOUSING AND URBAN DE CLEARY BRIAN + JUNE R CLEARY BRIAN ,				24745		0498		09-29-2022		U		I		285,000		1L		Year		Code		Assessed		Year		Code		Assessed							
				23989		0488		07-09-2021		U		I		139,425		1L		2023		101		192,300		2022		101		174,200		2021		101		167,400	
				19107		0112		02-03-2012		U		I		10		1A				101		111,600		101		100,500		101		93,200					
				05458		0528		06-30-1983		U		I		650		1				101		100		101		100		101		100					
																		Total		304,000		Total		274,800		Total		260,700							
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		NA																											
NOTES																																			
SUB DIV. #626 + 643																		Appraised BLDG. Value (Card)										206,200							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										200							
																		Appraised Land Value (Bldg)										122,800							
																		Special Land Value										0							
																		Total Appraised Parcel Value										329,200							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										329,200							
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-23-121		02-23-2023		91		INSULATION		5,314				0				DWLG		03-06-2018						333		2		MEASURED							
303		12-01-1989		MN		Manual Note		105,000										04-06-2004						316		3		MEAS+INSPCTD							
																		01-07-1991						107		15		PERMIT VISIT							
																		01-23-1990						105		15		PERMIT VISIT							
																		06-05-1980						500		14		INSPECTED							
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				23,000	SF	5.09	1.050	6	LAND	1.00	NA	1.00			0			1.000	5.34	122,800											
Total Card Land Units								0.53	AC	Parcel Total Land Area: 0.53				Total Land Value								122,800													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	6	STUCCO	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	4	CARPET	Adj Base Rate	129.57	
Heat Fuel	2	GAS	RCN	254,533	
Heat Type	3	FORCED H/W	Net Other Adj		
AC Type	03	FULL	Year Built	1990	
Bedrooms	2		Effective Year Built	2002	
Full Baths	1		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %	19	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style	A	AVERAGE	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	81	
FBM Sqft	924		RCNLD	206,200	
FBM Quality	3		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
01	SHED/MTL			L	40	10.00	1990	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,232		30.45	37,517	
FFL	1ST FLOOR	1,237	1,237		152.51	188,650	
GAR	GARAGE	0	396		60.85	24,096	
WDK	WOOD DECK	0	140		30.50	4,270	
Ttl Gross Liv / Lease Area		1,237	3,005			254,533	

