

State Use 101
Print Date 11/14/2023 1:27:00 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
WALDEN CHRISTIAN S MIORANDI KRISTIN L 61 SAUGUS AV EAST LONGMEADOW MA 01028 GIS ID F_377176_2852552				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		121000		121,000																	
												RES LAND		101		112800		112,800																	
												RESIDENTL.		101		500		500																	
				SUPPLEMENTAL DATA										Total		234,300		234,300																	
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)																			
WALDEN CHRISTIAN S VECCHIARELLI FRANK F				24157 03674		0528 0553		10-01-2021 03-17-1972		Q U		I I		225,000 0		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2023		101 101 101		111,100 102,600 200		2022		101 101 101		82,000 93,300 200		2021		101 101 101		78,700 86,400 200	
Total																		Total		213,900		Total		175,500		Total		165,300							
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																																			
SUB DIV #756																		Appraised BLDG. Value (Card)												121,000					
																		Appraised Xf (B) Value (Bldg)												0					
																		Appraised Ob (B) Value (Bldg)												500					
																		Appraised Land Value (Bldg)												112,800					
																		Special Land Value												0					
Total Appraised Parcel Value												234,300																							
Valuation Method												C																							
Adjustment																																			
Net Total Appraised Parcel Value												234,300																							
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							
201600113 96		01-20-2016 04-14-2008		91 5		INSULATION DEMOLITION		2,056 1,500				0				GARAGE		05-10-2018 11-21-2008 04-16-2004 04-06-2004 04-02-2004 05-28-1992 09-04-1990						333 317 317 AO 317 131 131		2 15 14 22 2 14 2		MEASURED PERMIT VISIT INSPECTED MAILER SENT MEASURED INSPECTED 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				14,229	SF	7.93	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.93	112,800										
Total Card Land Units								0.33	AC	Parcel Total Land Area: 0.33								Total Land Value										112,800							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	02	BUNGALOW	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	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		134.61	
Interior Floor 1	4	CARPET	RCN		157,110	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1925	
Heat Type	1	FORCED H/A	Effective Year Built		1998	
AC Type	01	NONE	Depreciation Code		GV	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		77	
Extra Kitchens	0		RCNLD		121,000	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		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
01	SHED/MTL			L	80	10.00	2008	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	635		29.87	18,967	
EFP	ENCL PORCH	0	20		74.67	1,493	
FFL	1ST FLOOR	635	635		149.34	94,834	
HST	HALF STORY	270	540		74.67	40,323	
PAT	PATIO	0	209		7.15	1,493	
Ttl Gross Liv / Lease Area		905	2,039			157,110	

