

State Use 101
Print Date 11/14/2023 1:55:14 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW										
CONWAY CHRISTOPHER CONWAY SHERRI 248 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_385200_2847518				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND RESIDENTL.		Code 101 101 101		Appraised 268000 123600 20200		Assessed 268,000 123,600 20,200												
				DRAINAGE				VIEW		COMMUNITY																				
				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		411,800		411,800														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
CONWAY CHRISTOPHER NUNZIATO CARL + KRAUSE LINDA J KRAUSE R				22461 0113		11-28-2018		Q		I		315,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				22041 0141		01-26-2018		U		I		130,000		1		2023	101	246,000	2022	101	222,200	2021	101	213,000						
				06604 0393		08-27-1987		U		I		1		1																
				03621 0091		09-01-1971		U		I		0		0																
														Total		377,400		Total		344,000		Total		328,000						
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												APPRaised VALUE SUMMARY														
Nbhd		Nbhd Name													Appraised BLDG. Value (Card)										268,000					
0001															Appraised Xf (B) Value (Bldg)										0					
															Appraised Ob (B) Value (Bldg)										20,200					
															Appraised Land Value (Bldg)										123,600					
															Special Land Value										0					
															Total Appraised Parcel Value										411,800					
															Valuation Method										C					
															Adjustment															
															Net Total Appraised Parcel Value										411,800					
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		
201801789		05-17-2018		4		ADDITION		47,000		05-30-2019		100		06-18-2018		2ND FL DORMER 1		05-30-2019						334		15		PERMIT VISIT		
201800836		03-08-2018		5		DEMOLITION		1,000		06-18-2018		100		06-18-2018		INTERIOR REMOD		06-18-2018						333		15		PERMIT VISIT		
298		09-01-1987		MN		Manual Note		150								WD STOVE		08-31-2012						317		2		MEASURED		
																		11-05-2002						250		22		MAILER SENT		
																		10-31-2002						274		2		MEASURED		
																		03-02-1992						170		3		MEAS+INSPCTD		
																		09-24-1982						500		1		LEFT NOTICE		
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		RA				40,000		SF	3.12	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.81		112,400			
1	101	ONE FAM		RA				2.000		AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2			0			1.000	5,600		11,200			
Total Card Land Units								2.92		AC	Parcel Total Land Area: 2.92								Total Land Value										123,600	

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		122.64
Interior Floor 2	6	CERAMIC TL	RCN		322,856
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		2004
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		05
Half Baths	1		Year Remodeled		2018
Extra Fixtures	0		Depreciation %		17
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		268,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	900	32.00	1970	70	0.00	GD	A	1.00	20,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,200		30.08	36,090	
FFL	1ST FLOOR	1,200	1,200		150.38	180,450	
OFP	OPEN PORCH	0	48		15.66	752	
TQS	3/4 STORY	702	936		112.78	105,564	
Ttl Gross Liv / Lease Area		1,902	3,384			322,856	

