

State Use 101
Print Date 11/14/2023 5:56:14 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
OPITZ KRISTEN 106 SMITH AVE EAST LONGMEADOW MA 01028 GIS ID F_377044_2852282				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed											
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	241100		241,100											
												RES LAND		101	113100		113,100											
												RESIDENTL.		101	1200		1,200											
				SUPPLEMENTAL DATA						Received				Total		355,400		355,400										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				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)															
OPITZ KRISTEN RICARDI JOHN B SHEEDY DEBORAH A, SHEEDY,JAMES M CABRAL JOSEPH E +,				22633 0324		04-22-2019		Q	I	277,900		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				19549 0164		11-16-2012		U	I	245,000		00	2023	101	221,500	2022	101	201,300	2021	101	193,100							
				14207 0001		05-25-2004		U	I	1		1	101	102,900	101	93,600	101	86,700										
				11722 0149		06-27-2001		U	I	180,000		1	101	800	101	800	101	800										
				07299 0087		10-20-1989		U	I	169,000		1	Total		325,200		Total		295,700		Total		280,600					
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																												
SUB DIV #609												Appraised BLDG. Value (Card)								241,100								
												Appraised Xf (B) Value (Bldg)								0								
												Appraised Ob (B) Value (Bldg)								1,200								
												Appraised Land Value (Bldg)								113,100								
												Special Land Value								0								
												Total Appraised Parcel Value								355,400								
												Valuation Method								C								
												Adjustment																
												Net Total Appraised Parcel Value								355,400								
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			
174		06-28-2004		12		REROOF		3,000								NVC		11-30-2021					334	2	MEASURED			
115		05-01-1989		MN		Manual Note		140,000								SFR		12-13-2013					317	2	MEASURED			
																		12-15-2004					311	15	PERMIT VISIT			
																		04-23-2004					318	14	INSPECTED			
																		04-06-2004					250	22	MAILER SENT			
																		03-30-2004					316	2	MEASURED			
																		07-21-1992					131	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				15,000		SF	7.54	1.000	5	LAND	1.00	MA	1.00			0			1.000		7.54		113,100	
Total Card Land Units								0.34		AC	Parcel Total Land Area: 0.34								Total Land Value								113,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	122.88	
Interior Floor 2	4	CARPET	RCN	297,664	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1989	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
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	81	
Extra Kitchen St			RCNLD	241,100	
FBM Sqft	663		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	144	12.00	1998	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	868		27.96	24,271	
FFL	1ST FLOOR	868	868		139.49	121,074	
GAR	GARAGE	0	484		55.91	27,060	
OFP	OPEN PORCH	0	60		13.95	837	
SFL	2ND FLOOR	810	810		139.49	112,984	
WDK	WOOD DECK	0	408		28.03	11,438	
Ttl Gross Liv / Lease Area		1,678	3,498			297,664	

