

State Use 101
Print Date 11/14/2023 8:28:43 A

CURRENT OWNER				TOPO TYPE			UTILITY			STREET			LOCATION			CURRENT ASSESSMENT													
ROHLFS HARRY J LE 13 SYLVESTER ST EAST LONGMEADOW MA 01028 GIS ID F_390540_2847151																Description		Code	Appraised		Assessed			1006 EAST LONGMEADOW					
				TOPO WET			EASEMENT			TRAFFIC			CORNER			RESIDNTL.		101	227200		227,200								
																RES LAND		101	173200		173,200								
				DRAINAGE						VIEW			COMMUNITY			RESIDNTL.		101	22200		22,200								
				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#																									
														Total		422,600		422,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ROHLFS HARRY J LE ROHLFS HARRY J				22014 04707		0097 0038		01-03-2018		U U		I I		100 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																		2023	101	207,900	2022	101	183,400	2021	101	175,800			
																			101	159,200		101	145,200		101	135,600			
																			101	19,600		101	19,600		101	19,600			
																		Total	386,700		Total	348,200		Total	331,000				
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																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name								Tracing		Batch																	
0001										101		NG																	
NOTES																													
																		Appraised BLDG. Value (Card)										227,200	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										22,200	
																		Appraised Land Value (Bldg)										173,200	
																		Special Land Value										0	
Total Appraised Parcel Value																		422,600											
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value																		422,600											
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				
201801769		05-10-2018		91		INSULATION		1,700				0						11-29-2021					334	2	MEASURED				
282		08-21-2006		4		ADDITION		10,000								10' DORMER		10-07-2011					317	16	FIELDREV CHG				
221		07-01-1987		MN		Manual Note		47,000								ADDITION		04-12-2007					311	14	INSPECTED				
																		03-02-2007					311	15	PERMIT VISIT				
																		05-11-2000					250	22	MAILER SENT				
																		05-05-2000					247	2	MEASURED				
																		02-25-1994					105	15	PERMIT VISIT				
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		RAA				40,000	SF	3.12	1.250	8		LAND	1.00	NG	1.00								1.000	3.9	156,000		
1	101	ONE FAM		RAA				2.460	AC	7,000.00	1.000	0			1.00	NG	1.00								1.000	7,000	17,200		
Total Card Land Units								3.38	AC	Parcel Total Land Area:				3.38				Total Land Value										173,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	94.58	
Interior Floor 2	4	CARPET	RCN	273,708	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1930	
AC Type	01	NONE	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	227,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	21	69.00	1965	60	0.00	AV	A	1.00	900
03	GARAGE	OB	Outbuildi	L	759	32.00	1999	70	0.00	GD	G	1.25	21,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	328		21.18	6,948	
FFL	1ST FLOOR	1,310	1,310		105.27	137,907	
OFP	OPEN PORCH	0	78		10.80	842	
SFL	2ND FLOOR	1,114	1,114		105.27	117,273	
WDK	WOOD DECK	0	510		21.05	10,738	
Ttl Gross Liv / Lease Area		2,424	3,340			273,708	

