

State Use 101
Print Date 11/14/2023 8:54:23 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
TUDRYN JONATHAN G TUDRYN TAMMY L 40 ALANDALE DR EAST LONGMEADOW MA 01028 GIS ID F_377076_2846940												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	229700		229,700								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113300		113,300								
												RESIDNTL.		101	1300		1,300								
				SUPPLEMENTAL DATA						Alt Prcl ID		Received													
SP Permit						Chapter Land		Field 8																	
OC Dates						In+Ex FY		Field 9																	
Mailed						Assoc Pid#		Field 10																	
Total														344,300		344,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
TUDRYN JONATHAN G ABAIR, CONSTANCE M KENYON				34067 LC		06-17-2009		U		I		199,900				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				LC-23		06-16-1988		U		I		142,500				2023	101	210,900	2022	101	190,600	2021	101	182,800	
				LC00		06-01-1973		U		I		0					101	102,900		101	93,700		101	86,700	
																	101	800		101	800		101	800	
																Total		314,600		Total		285,100		Total	
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 229,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 113,300 Special Land Value 0 Total Appraised Parcel Value 344,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 344,300							
Nbhd		Nbhd Name				Tracing				Batch															
0001						101				MA															
NOTES																									
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							
201602540	09-20-2016	4	ADDITION		91,095		06-08-2017	100	06-08-2017	16X23 MSTR BD R			04-12-2019	03		400	MS	MLS REVIEW							
201502836	11-18-2015	54	FENCE		3,098		05-06-2016	100	05-06-2016				06-15-2017			317	3	MEAS+INSPCTD							
201302428	07-23-2013	7	REMODEL		28,201		04-25-2014	100	04-25-2014	FINISH BREEZEWA			06-08-2017			317	15	PERMIT VISIT							
259	01-01-1984	MN	Manual Note							GARAGE			03-16-2017			317	15	PERMIT VISIT							
													05-06-2016			317	15	PERMIT VISIT							
													04-25-2014			317	15	PERMIT VISIT							
													07-24-2009			375	3	MEAS+INSPCTD							
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	RB				15,205 SF	7.45	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.45	113,300				
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value							113,300		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
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	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	122.50	
Interior Floor 2	5	LINO/VINYL	RCN	298,298	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	229,700	
FBM Sqft	728		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	160	12.00	2016	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,408		27.72	39,035	
FFL	1ST FLOOR	1,620	1,620		138.42	224,243	
GAR	GARAGE	0	576		55.27	31,837	
PAT	PATIO	0	468		6.80	3,184	
Ttl Gross Liv / Lease Area		1,620	4,072			298,298	

