

State Use 101
Print Date 11/14/2023 10:22:49

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
JOHNSON WILLIAM F JOHNSON PAMELA H 35 FRASER DR EAST LONGMEADOW MA 01028 GIS ID F_391279_2845903												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		103900		103,900																	
												RES LAND		101		158200		158,200																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		43400		43,400																	
				SUPPLEMENTAL DATA								Total		305,500		305,500																			
				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)																			
JOHNSON WILLIAM F				05657 0365		07-27-1984		U		I		0		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
																2023	101	95,400	2022	101	271,400	2021	101	260,200											
																	101	144,200		101	130,200		101	120,600											
																	101	38,500		101	38,500		101	38,500											
														Total	278,100	Total	440,100	Total	419,300																
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			NG																										
NOTES																																			
																		Appraised BLDG. Value (Card)						103,900											
																		Appraised Xf (B) Value (Bldg)						0											
																		Appraised Ob (B) Value (Bldg)						43,400											
																		Appraised Land Value (Bldg)						158,200											
																		Special Land Value						0											
																		Total Appraised Parcel Value						305,500											
																		Valuation Method						C											
																		Adjustment																	
																		Net Total Appraised Parcel Value						305,500											
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							
384		12-16-2005		42		REPAIRS		25,000								FOUNDATION		02-20-2022						250		24		ABATEMENT VI							
16		01-22-1997		MN		Manual Note		49,500								REMODEL		04-12-2018						333		2		MEASURED							
216		10-01-1991		MN		Manual Note		7,000								FGR		03-29-2007						311		3		MEAS+INSPCTD							
																		03-09-2007						311		30		NOAH							
																		04-20-2006						311		2		MEASURED							
																		02-03-2006						311		15		PERMIT VISIT							
																		02-03-2006						311		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		RA				40,000	SF	3.12	1.250	8		LAND	1.00	NG	1.00			0				1.000	3.9		156,000								
1	101	ONE FAM		RA				0.320	AC	7,000.00	1.000	0			1.00	NG	1.00			0				1.000	7,000		2,200								
Total Card Land Units																		1.24 AC		Parcel Total Land Area: 1.24				Total Land Value										158,200	

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	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	26	WOOD	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	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			Adj Base Rate		111.35
Interior Floor 1	4	CARPET	RCN		415,799
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1984
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		22
Extra Fixtures	1		Functional Obsol		75
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		CF
Kitchens	1		% Complete		25
Kitchen Style	G	GOOD	Overall % Condition		25
Extra Kitchens	0		RCNLD		103,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1986	60	0.00	AV	A	1.00	11,300
04	GARAGE/L			L	1,02	36.00	1988	70	0.00	GD	G	1.25	32,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,388		27.30	37,899	
CFL	CATHEDRAL CE	940	940		140.39	131,965	
FFL	1ST FLOOR	644	644		136.33	87,795	
GAR	GARAGE	0	728		54.49	39,671	
HST	HALF STORY	224	448		68.16	30,537	
OPF	OPEN PORCH	0	104		13.11	1,363	
TQS	3/4 STORY	585	780		102.25	79,752	
WDK	WOOD DECK	0	252		27.05	6,816	
Ttl Gross Liv / Lease Area		2,393	5,284			415,799	

