

State Use 101
Print Date 11/13/2023 5:20:10 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
OCONNOR KAREN M ONEIL WILLIAM J 74 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377523_2850022												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		235500		235,500																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		116200		116,200																	
				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		351,700		351,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
OCONNOR KAREN M OCONNOR KAREN M LICHT KENNETH M +, LICHT KENNETH M GRAY STEWART M				23964		0443		06-28-2021		U		I		0		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				12810		0164		12-16-2002		U		I		1		1A		2023		101		216,300		2022		101		169,800		2021		101		154,100	
				08292		0272		12-29-1992		U		I		1		1A				101		105,600				101		96,100				101		88,900	
				07795		0073		08-30-1991		U		I		141,000																					
				06979		0134		09-29-1988		U		I		95,000		1A																			
																Total		321,900		Total		265,900		Total		243,000									
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 235,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 116,200 Special Land Value 0 Total Appraised Parcel Value 351,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 351,700																	
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							
202101099		03-31-2021		4		ADDITION		46,443		06-21-2022		100		06-21-2022		4 SEASON ROOM 3		06-21-2022				1		334		15		PERMIT VISIT							
201302619		08-26-2013		91		INSULATION		4,164				100		05-01-2014				07-13-2021						334		15		PERMIT VISIT							
																		05-01-2014						250		22		MAILER SENT							
																		04-01-2004						250		22		MAILER SENT							
																		02-18-2004						311		2		MEASURED							
																		04-27-1992						107		22		MAILER SENT							
																		07-01-1991						131		2		MEASURED							
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				21,160	SF	5.49	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.49	116,200											
Total Card Land Units								0.49	AC	Parcel Total Land Area: 0.49								Total Land Value								116,200									

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	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			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		121.41
Interior Floor 1	4	CARPET	RCN		305,796
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	3	FORCED H/W	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	3		Remodel Rating		03
Full Baths	2		Year Remodeled		2021
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		235,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1017		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,356		27.58	37,397	
FFL	1ST FLOOR	1,676	1,676		137.99	231,279	
GAR	GARAGE	0	588		55.15	32,429	
OFP	OPEN PORCH	0	16		17.25	276	
WDK	WOOD DECK	0	160		27.60	4,416	
Ttl Gross Liv / Lease Area		1,676	3,796			305,796	

