

State Use 101
Print Date 11/13/2023 5:45:15 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
CHRISTIANSON CHARLES A KELLY KAREN A 19 BAYMOR DR EAST LONGMEADOW MA 01028 GIS ID F_378482_2850179				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed										
												RESIDNTL.		101	190500		190,500										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	111000		111,000										
												RESIDNTL.		101	13500		13,500										
				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		315,000		315,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
CHRISTIANSON CHARLES A DUNIA DOMINIC V				07455 02560		0478 0322		05-17-1990		U	I	126,000			Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed		
				02560 0322		08-08-1957		U		I		0			2023	101	174,500		2022	101	155,100		2021	101	148,500		
															101	100,900			101	91,700			101	84,900			
															101	11,300			101	11,300			101	11,300			
													Total	286,700		Total		258,100		Total		244,700					
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														APPRaised VALUE SUMMARY									
Nbhd		Nbhd Name					Tracing			Batch			Appraised BLDG. Value (Card)								190,500						
0001							101			MA			Appraised Xf (B) Value (Bldg)								0						
												Appraised Ob (B) Value (Bldg)								13,500							
												Appraised Land Value (Bldg)								111,000							
												Special Land Value								0							
												Total Appraised Parcel Value								315,000							
												Valuation Method								C							
												Adjustment															
												Net Total Appraised Parcel Value								315,000							
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				
201401005318		04-16-201411-01-1992		4MN	ADDITION Manual Note		19,000 3,250		06-13-2014		100	06-13-2014		12 X 12 ADDITION ADDITION		06-13-2014 05-19-2004 04-01-2004 02-24-2004 02-25-1993 04-27-1992 07-08-1991					317 318 250 311 131 107 181	15 14 22 2 15 22 2	PERMIT VISIT INSPECTED MAILER SENT MEASURED PERMIT VISIT MAILER SENT 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		RC				10,400		SF	10.67	1.000	5	LAND	1.00	MA	1.00			0			1.000	10.67	111,000		
Total Card Land Units								0.24		AC	Parcel Total Land Area: 0.24								Total Land Value								111,000

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		AVERAGE			#Heat Sys	1.00						
Stories	1.50		1 1/2 STORIES			Units	1						
Foundation	2		CONC BLOCK			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2						101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				126.26			
Interior Floor 1	3		HARDWOOD			RCN				272,096			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	1		OIL			Year Built				1957			
Heat Type	3		FORCED H/W			Effective Year Built				1991			
AC Type	01		NONE			Depreciation Code				GD			
Bedrooms	4					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	0					Functional Obsol							
Total Rooms	7					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				70			
Extra Kitchens	0					RCNLD				190,500			
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	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
03	GARAGE	OB	Outbuildi	L	483	32.00	1957	70	0.00	GD	A	1.00	10,800
02	SHED/FR			L	80	12.00	1992	70	0.00	GD	A	1.00	700
19	PATIO			L	324	8.00	2013	70	0.00	GD	A	1.00	1,800
41	IMP SHD			L	24	10.00	2000	70	0.00	GD	A	1.00	200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	950		27.75		26,363		
EFP	ENCL PORCH					0	192		69.38		13,320		
FFL	1ST FLOOR					950	950		138.75		131,816		
TQS	3/4 STORY					713	950		104.14		98,931		
WDK	WOOD DECK					0	60		27.75		1,665		
Ttl Gross Liv / Lease Area						1,663	3,102				272,096		

