

State Use 101
Print Date 11/20/2024 11:35:15 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
LABIENIEC JOHN B LABIENIEC NOEL DIANA M 27 FRANKWYN ST EAST LONGMEADOW MA 01028 GIS ID F_380588_2852501												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		199400		199,400															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		111400		111,400															
												RESIDNTL.		101		7200		7,200															
				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		318,000		318,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LABIENIEC JOHN B CANHAM DAVID A + LOUISE M, BUDD HOPEWELL H III				11478 0347		01-19-2001		U		I		169,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08151 0171		08-27-1992		U		I		140,000		1		2024		101		184,400		2023		101		169,400		2022		101		153,100	
				05247 0109		04-28-1982		U		I		0						101		111,400				101		101,400				101		92,100	
																		101		7,200				101		6,100				101		6,100	
Total												303,000				Total		276,900				Total		251,300									
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																		APPRaised VALUE SUMMARY															
																		Appraised BLDG. Value (Card)						199,400									
																		Appraised Xf (B) Value (Bldg)						0									
																		Appraised Ob (B) Value (Bldg)						7,200									
																		Appraised Land Value (Bldg)						111,400									
																		Special Land Value						0									
																		Total Appraised Parcel Value						318,000									
																		Valuation Method						C									
																		Adjustment															
																		Net Total Appraised Parcel Value						318,000									
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					
B-24-327		05-30-2024		62		SOLAR		35,639				0				17 PANELS		10-31-2014 03-24-2004 11-01-2003 08-13-1992 06-17-1992 01-30-1981						317 250 274 131 107 500		2 22 2 2 22 3		MEASURED MAILER SENT MEASURED MEASURED MAILER SENT 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		RC				11,325 SF		9.84	1.000	5	LAND	1.00	MA	1.00			0				1.000	9.84		111,400							
Total Card Land Units								0.26 AC		Parcel Total Land Area: 0.26								Total Land Value										111,400					

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description					Element	Cd	Description				
Style	06	COLONIAL					Central Vac	0	NO				
Model	01	RESIDENTIAL					Basement Floor	12	CONCRETE				
Grade	C	AVERAGE					Bsmt Garage						
Stories	2.50	2 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	2	HIP										0	
Roof Cover	1	ASPHALT SH										0	
Interior Wall 1	2	PLASTER					COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate					142.59	
Interior Floor 1	3	HARDWOOD					RCN					284,880	
Interior Floor 2	4	CARPET					Net Other Adj						
Heat Fuel	1	OIL					Year Built					1929	
Heat Type	1	FORCED H/A					Effective Year Built					1991	
AC Type	03	FULL					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					199,400	
Extra Kitchen St							Dep % Ovr						
FBM Sqft	507						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	0						Cost to Cure Ovr Comment						
WS Flues													
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	400	32.00	1953	50	0.00	FR	A	1.00	6,400
02	SHED/FR			L	140	12.00	1956	50	0.00	FR	A	1.00	800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	724		32.05		23,207		
FFL	1ST FLOOR					810	810		160.04		129,636		
OFP	OPEN PORCH					0	140		16.00		2,241		
SFL	2ND FLOOR					676	676		160.04		108,190		
UAT	UNFIN ATTC					0	676		31.96		21,606		
Ttl Gross Liv / Lease Area						1,486	3,026				284,880		

