

State Use 101
Print Date 11/21/2024 9:34:47 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
CUNNINGHAM PAUL S LE CUNNINGHAM SUSAN L LE 40 VILLANOVA ST EAST LONGMEADOW MA 01028 GIS ID F_374449_2852883												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		164300		164,300																
												RES LAND		101		104700		104,700																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		700		700																
				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		269,700		269,700																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
CUNNINGHAM PAUL S LE CUNNINGHAM PAUL S SAFFORD				25395		0093		04-25-2024		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				06703		0326		12-08-1987		U		V		55,000				2024	101	153,300	2023	101	140,900	2022	101	125,600								
				00000		0000				U				0					101	104,700		101	95,200		101	85,600								
																			101	700		101	400		101	400								
																		Total		258,700		Total		236,500		Total		211,600						
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			APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 164,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 104,700 Special Land Value 0 Total Appraised Parcel Value 269,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 269,700																			
0001									101			NA																						
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
																		202103394	12-16-2021	62	SOLAR		38,700	06-01-2022	100	06-01-2022	SIDE AND REAR		03-20-2024			334	3	MEAS+INSPCTD
																		202101500	04-22-2021	12	REROOF		13,917	06-28-2021	100	06-28-2021			06-29-2021			400	15	PERMIT VISIT
																		201402573	10-01-2014	91	INSULATION		2,000		0				03-14-2018			333	4	INFO AT DOOR
278	10-17-2003	25	WINDOWS		5,725				NVC		10-02-2006			250	6	INFO BY PHON																		
263	09-01-1994	MN	Manual Note		375				DEMO GAR.		04-09-2004			319	2	MEASURED																		
50	03-01-1988	MN	Manual Note		24,000				ADDITION		01-28-2004			296	15	PERMIT VISIT																		
								0			01-11-1995			107	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	RC				10,000 SF	11.08	1.050	6	LAND	0.90	NA	1.00	CLOC		0		1.000	10.47	104,700													
Total Card Land Units							0.23 AC	Parcel Total Land Area: 0.23							Total Land Value							104,700												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		122.15
Interior Floor 2	3	HARDWOOD	RCN		234,751
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1924
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	4		Depreciation Code		GD
Full Baths	1		Remodel Rating		04
Half Baths	1		Year Remodeled		1988
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St	N	NONE	RCNLD		164,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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
01	SHED/MTL			L	120	10.00	2003	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		26.77	17,667	
EFB	ENCL PORCH	0	126		66.92	8,432	
FFL	1ST FLOOR	1,300	1,300		133.84	173,989	
PAT	PATIO	0	198		6.76	1,338	
UHS	UNFIN HALF STORY	0	660		40.15	26,500	
WDK	WOOD DECK	0	256		26.66	6,826	
Ttl Gross Liv / Lease Area		1,300	3,200			234,751	

