

State Use 101
Print Date 11/21/2024 11:52:45 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
CONWAY CHRISTOPHER CONWAY SHERRI 248 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_385200_2847518												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		290000		290,000															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		123600		123,600															
												RESIDNTL.		101		20200		20,200															
				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												433,800		433,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
CONWAY CHRISTOPHER NUNZIATO CARL + KRAUSE LINDA J KRAUSE R				22461 0113		11-28-2018		Q		I		315,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				22041 0141		01-26-2018		U		I		130,000		1		2024		101		268,000		2023		101		246,000		2022		101		222,200	
				06604 0393		08-27-1987		U		I		1		1				101		123,600				101		113,600				101		104,000	
				03621 0091		09-01-1971		U		I		0		0				101		20,200				101		17,800				101		17,800	
				Total												411,800		Total		377,400		Total		344,000									
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															
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)								290,000															
0001						101		MA		Appraised Xf (B) Value (Bldg)								0															
NOTES																		Appraised Ob (B) Value (Bldg)								20,200							
																		Appraised Land Value (Bldg)								123,600							
																		Special Land Value								0							
																		Total Appraised Parcel Value								433,800							
																		Valuation Method								C							
																		Adjustment															
Net Total Appraised Parcel Value																		433,800															
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					
201801789		05-17-2018		4		ADDITION		47,000		05-30-2019		100		06-18-2018		2ND FL DORMER 1		05-30-2019						334		15		PERMIT VISIT					
201800836		03-08-2018		5		DEMOLITION		1,000		06-18-2018		100		06-18-2018		INTERIOR REMOD		06-18-2018						333		15		PERMIT VISIT					
298		09-01-1987		MN		Manual Note		150								WD STOVE		08-31-2012						317		2		MEASURED					
																		11-05-2002						250		22		MAILER SENT					
																		10-31-2002						274		2		MEASURED					
																		03-02-1992						170		3		MEAS+INSPCTD					
																		09-24-1982						500		1		LEFT NOTICE					
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	1.000	5	LAND	1.00	MA	1.00								2.81		112,400							
1	101	ONE FAM		RA				2.000	AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2			0	0	TRF2	0.9	1.000	5,600	11,200							
Total Card Land Units								2.92	AC	Parcel Total Land Area: 2.92								Total Land Value										123,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		133.97
Interior Floor 2	6	CERAMIC TL	RCN		349,371
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		2004
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		05
Half Baths	1		Year Remodeled		2018
Extra Fixtures	0		Depreciation %		17
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		290,000
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			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
03	GARAGE	OB	Outbuildi	L	900	32.00	1970	70	0.00	GD	A	1.00	20,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,200		32.55	39,054	
FFL	1ST FLOOR	1,200	1,200		162.73	195,270	
OFP	OPEN PORCH	0	48		16.95	814	
TQS	3/4 STORY	702	936		122.04	114,233	
Ttl Gross Liv / Lease Area		1,902	3,384			349,371	

