

State Use 101
Print Date 11/22/2024 8:53:31 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
CALLAHAN ALBERT J III CALLAHAN KATHLEEN A 45 PORTER RD EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		345900		345,900															
												RES LAND		101		136600		136,600															
												RESIDNTL.		101		28200		28,200															
				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#																									
GIS ID F_385293_2853191												Total		510,700		510,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
CALLAHAN ALBERT J III CONNELLY, THOMAS W JR, RUPPEL KEITH, FREGEAU ROBERT L + BELCHER GEORGE E +				13336 0267		06-26-2003		U		I		290,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				11309 0438		08-21-2000		U		I		234,000				2024		101		319,100		2023		101		292,400		2022		101		260,000	
				09631 0223		09-25-1996		U		I		202,000						101		136,600				101		124,600				101		112,200	
				08160 0143		09-04-1992		U		I		285,000						101		28,200				101		22,100				101		22,100	
				06543 0340		06-30-1987		U		I		255,000																					
																Total		483,900		Total		439,100		Total		394,300							
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		ASSESSING NEIGHBORHOOD										APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 345,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 28,200 Appraised Land Value (Bldg) 136,600 Special Land Value 0 Total Appraised Parcel Value 510,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 510,700																	
Nbhd		Nbhd Name				Tracing		Batch																									
0001						101		MG																									
NOTES																SUB DIV #757																	
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					
201802861		09-25-2018		9		ALTERATION		42,000		05-21-2019		100		05-21-2019		PORCH, 2 BATHS O		05-22-2019						334		15		PERMIT VISIT					
201502477		09-04-2015		7		REMODEL		56,000		06-10-2016		100		06-10-2016		KITCHEN & BATH (		06-27-2016						317		15		PERMIT VISIT					
329		10-01-1987		MN		Manual Note		2,000								PORCH		06-10-2016						317		13		MISSED APPT					
																		10-07-2010						311		3		MEAS+INSPCTD					
																		08-29-2002						274		14		INSPECTED					
																		08-26-2002						250		21		LEFT 2ND NOT					
																		08-21-2002						274		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		RA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00								3.37	134,800								
1	101	ONE FAM		RA				0.250	AC	7,000.00	1.000	0		1.00	MG	1.00								7,000	1,800								
Total Card Land Units								1.17	AC	Parcel Total Land Area: 1.17								Total Land Value										136,600					

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+		AVG. (+)			Bsmt Garage							
Stories	2.50		2 1/2 STORIES			Units	1						
Foundation	3		MASONRY			MIXED USE							
Exterior Wall 1	2		CLAPBOARD			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	1		DRYWALL			Adj Base Rate				121.00			
Interior Floor 1	3		HARDWOOD			RCN				449,182			
Interior Floor 2	2		SOFTWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1805			
Heat Type	3		FORCED H/W			Effective Year Built				1998			
AC Type	01		NONE			Depreciation Code				GV			
Bedrooms	5					Remodel Rating				03			
Full Baths	3					Year Remodeled				2015			
Half Baths	0					Depreciation %				23			
Extra Fixtures	0					Functional Obsol							
Total Rooms	10					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition				77			
Extra Kitchens	0					RCNLD				345,900			
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	1					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
02	SHED/FR			L	192	12.00	1940	60	0.00	AV	A	1.00	1,400
32	BARN/LFT			L	864	25.00	1930	60	0.00	AV	A	1.00	13,000
31	BARN			L	1,15	20.00	1930	60	0.00	AV	A	1.00	13,800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,135		28.85	32,744			
EFP	ENCL PORCH					0	308		72.12	22,214			
FFL	1ST FLOOR					1,263	1,263		144.25	182,183			
GAR	GARAGE					0	462		57.76	26,686			
HST	HALF STORY					465	930		72.12	67,074			
OPF	OPEN PORCH					0	200		14.42	2,885			
SFL	2ND FLOOR					667	667		144.25	96,212			
UAT	UNFIN ATTC					0	667		28.76	19,185			
Ttl Gross Liv / Lease Area						2,395	5,632			449,182			

