

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
ROHLFS HARRY J LE 13 SYLVESTER ST EAST LONGMEADOW MA 01028 GIS ID F_390540_2847151												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	246400			246,400						
												RES LAND		101	173200			173,200						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	22200			22,200						
				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										441,800			441,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
ROHLFS HARRY J LE ROHLFS HARRY J				22014 04707	0097 0038	01-03-2018 12-15-1978	U U	I I	100 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
											2024	101	227,200	2023	101	207,900	2022	101	183,400					
												101	173,200		101	159,200		101	145,200					
												101	22,200		101	19,600		101	19,600					
				Total						422,600		Total		386,700		Total		348,200						
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																
0001						101		NG																
NOTES												Appraised BLDG. Value (Card) 246,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 22,200 Appraised Land Value (Bldg) 173,200 Special Land Value 0 Total Appraised Parcel Value 441,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 441,800												
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		
201801769		05-10-2018		91	INSULATION		1,700				0			10` DORMER ADDITION		11-29-2021				334	2	MEASURED		
282		08-21-2006		4	ADDITION		10,000					10-07-2011						317	16	FIELDREV CHG				
221		07-01-1987		MN	Manual Note		47,000					04-12-2007						311	14	INSPECTED				
												03-02-2007						311	15	PERMIT VISIT				
												05-11-2000						250	22	MAILER SENT				
												05-05-2000						247	2	MEASURED				
												02-25-1994						105	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		RAA				40,000	SF	3.12	1.250	8	LAND	1.00	NG	1.00				0		1.000	3.9	156,000
1	101	ONE FAM		RAA				2.460	AC	7,000.00	1.000	0		1.00	NG	1.00				0		1.000	7,000	17,200
Total Card Land Units								3.38	AC	Parcel Total Land Area: 3.38				Total Land Value										173,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
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		103.50
Interior Floor 1	3	HARDWOOD	RCN		296,900
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1930
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	01	NONE	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		83
Extra Kitchens	0		RCNLD		246,400
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	1				

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
07	POOL A-C	OB	Outbuildi	L	21	69.00	1965	60	0.00	AV	A	1.00	900
03	GARAGE	OB	Outbuildi	L	759	32.00	1999	70	0.00	GD	G	1.25	21,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	328		22.98	7,537	
FFL	1ST FLOOR	1,310	1,310		114.19	149,592	
OFP	OPEN PORCH	0	78		11.71	914	
SFL	2ND FLOOR	1,114	1,114		114.19	127,210	
WDK	WOOD DECK	0	510		22.84	11,648	
Ttl Gross Liv / Lease Area		2,424	3,340			296,900	

