

State Use 101
Print Date 11/22/2024 3:21:11 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
CHRISTENSEN THOMAS D CHRISTENSEN LINDSEY N 135 SANFORD ST EAST LONGMEADOW MA 01028 GIS ID F_393727_2849431												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	339500		339,500																			
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	147700		147,700																			
												RESIDNTL.		101	21100		21,100																			
				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		508,300		508,300																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
CHRISTENSEN THOMAS D CROCI JOHN P CJBUILDERS HOBCO INC				22424		0072		10-30-2018		Q		I		386,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				06389		0511		02-13-1987		U		I		210,000				2024	101	313,700	2023	101	291,600	2022	101	266,000										
				06262		0049		10-20-1986		U		V		1		1B			101	147,700		101	134,200		101	120,800										
				05951		0473		11-25-1985		U		I		0		1			101	21,100		101	19,100		101	19,100										
																		Total	482,500	Total	444,900	Total	405,900													
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																																				
												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		
												201903135	11-01-2019		91	INSULATION		3,000		06-13-2019		0		09-17-2018		REPAIRS TO SILLS IG POOL SFR		06-13-2019				400		15	PERMIT VISIT	
												201802668	08-21-2018		14	MIN ALT		1,200										06-06-2018				333		2	MEASURED	
												117	05-01-1990		MN	Manual Note		8,200										07-08-2005				274		2	MEASURED	
209	01-01-1986		MN	Manual Note				12-01-1999		247		3	MEAS+INSPCTD																							
								06-29-1992		200		3	MEAS+INSPCTD																							
								11-15-1991		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	RA				25,425	SF	4.65	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.81	147,700														
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value							147,700													

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	123.46	
Interior Floor 2	3	HARDWOOD	RCN	429,789	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	21	
Total Rooms	8		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	79	
Extra Kitchen St			RCNLD	339,500	
FBM Sqft	770		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	720	29.00	1990	70	0.00	GD	A	1.00	14,600
02	SHED/FR			L	216	12.00	1995	70	0.00	GD	G	1.25	2,300
14	SCRN HSE			L	240	20.00	1995	70	0.00	GD	G	1.25	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,284		29.97	38,486	
FFL	1ST FLOOR	1,298	1,298		149.75	194,378	
GAR	GARAGE	0	576		59.80	34,443	
OPF	OPEN PORCH	0	72		14.56	1,048	
SFL	2ND FLOOR	1,040	1,040		149.75	155,742	
WDK	WOOD DECK	0	192		29.64	5,691	
Ttl Gross Liv / Lease Area		2,338	4,462			429,789	

