

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
GARSTKA CHRISTINE 73 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_378094_2850645 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	210800		210,800										
												RES LAND		101	116100		116,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11100		11,100										
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		338,000		338,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
GARSTKA CHRISTINE HUMES LINDA TR FEDERICI GERARD M				25057 0278 24613 0078 03066 0523		06-27-2023 06-28-2022 10-14-1964		U	I	330,000 100 0		1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
													2024	101	195,200	2023	101	179,700	2022	101	162,000						
														101	116,100		101	105,600		101	96,000						
														101	11,100		101	10,800		101	10,800						
Total												322,400		Total		296,100		Total		268,800							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY										
Total				ASSESSING NEIGHBORHOOD										Appraised BLDG. Value (Card) 210,800													
Nbhd		Nbhd Name						Tracing			Batch			Appraised Xf (B) Value (Bldg) 0													
0001								101			MA			Appraised Ob (B) Value (Bldg) 11,100													
NOTES																Appraised Land Value (Bldg) 116,100											
																Special Land Value 0											
																Total Appraised Parcel Value 338,000											
																Valuation Method C											
																Adjustment											
																Net Total Appraised Parcel Value 338,000											
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			
243		10-08-2009		9	ALTERATION		420								INSULATION NVC		11-30-2021					334	2	MEASURED			
143		06-07-2004		7	REMODEL		31,000								KITCHEN AREA		01-14-2010					316	15	PERMIT VISIT			
79		05-08-1997		MN	Manual Note		3,500								DECK		12-21-2004					311	15	PERMIT VISIT			
257		08-01-1988		MN	Manual Note		5,000								POOL I		03-03-2004					311	3	MEAS+INSPCTD			
																	01-14-1998					181	15	PERMIT VISIT			
																	07-13-1992					190	14	INSPECTED			
																	04-27-1992					107	22	MAILER SENT			
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				21,000		SF	5.53	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.53		116,100	
Total Card Land Units								0.48	AC	Parcel Total Land Area: 0.48				Total Land Value										116,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 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	139.92	
Interior Floor 2	3	HARDWOOD	RCN	301,114	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1964	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	210,800	
FBM Sqft	664		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	96	12.00	1965	60	0.00	AV	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	512	29.00	1988	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,328		32.13	42,673	
FFL	1ST FLOOR	1,337	1,337		160.42	214,486	
GAR	GARAGE	0	528		64.11	33,849	
OFP	OPEN PORCH	0	48		16.71	802	
WDK	WOOD DECK	0	288		32.31	9,305	
Ttl Gross Liv / Lease Area		1,337	3,529			301,114	

