

State Use 101
Print Date 11/19/2025 8:50:34 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
SADOWSKI DAN D SADOWSKI NICOLE A 19 ORPHEUM AVE EAST LONGMEADOW MA 01028 GIS ID F_376463_2856649												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	164200		164,200														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	82700		82,700														
												RESIDNTL.		101	3300		3,300														
				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		250,200		250,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
SADOWSKI DAN D KORTEKAMP CONSTRUCTION LLC, US BANK NATIONAL ASSOCIATION , HANKE,DANIEL C DONAHUE,RALPH A				19633	0557	01-10-2013	Q	I	153,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				18288	0014	05-07-2010	U	I	80,150		1S		2025	101	150,000	2024	101	126,500	2023	101	117,200										
				18258	0541	04-16-2010	U	I	84,150		1L			101	82,700		101	82,700		101	75,200										
				15660	0375	01-26-2006	U	I	144,900					101	3,300		101	3,900		101	2,900										
				04662	0349	09-22-1978	U	I	0				Total		236,000		Total		213,100		Total		195,300								
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) 164,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,300 Appraised Land Value (Bldg) 82,700 Special Land Value 0 Total Appraised Parcel Value 250,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 250,200																			
Nbhd		Nbhd Name				Tracing				Batch																					
0001						101				MF																					
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		
												202202763	09-21-2022	62	SOLAR		17,238	05-08-2023	100	10-25-2022		NEARMAP		03-21-2024			334	3	MEAS+INSPECTD		
												141	05-17-2010	7	REMODEL		40,000					NEW KITCHEN, BA		05-08-2023			425	6	INFO BY PHON		
																								08-16-2019			334	3	MEAS+INSPECTD		
																								05-10-2013			105	15	PERMIT VISIT		
LAND LINE VALUATION SECTION																								317	15	PERMIT VISIT					
																							06-22-2012			317	15	PERMIT VISIT			
																							03-28-2012			250	22	MAILER SENT			
																							03-02-2012			317	15	PERMIT VISIT			
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	RB				5,850	SF	18.61	0.760	3	LAND	1.00	MF	1.00			0		1.000	14.14	82,700									
Total Card Land Units							0.13	AC	Parcel Total Land Area: 0.13							Total Land Value							82,700								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		143.87
Interior Floor 2	4	CARPET	RCN		260,639
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1940
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St	N	NONE	RCNLD		164,200
FBM Sqft	738		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	0		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	228	32.00	1940	50	0.00	FR	F	0.90	3,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	63	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	738		34.48	25,445
EFB	ENCL PORCH	0	132		85.96	11,347
FFL	1ST FLOOR	868	868		171.93	149,231
HST	HALF STORY	434	868		85.96	74,616
Ttl Gross Liv / Lease Area		1,302	2,606			260,639

