

State Use 101
Print Date 11/19/2025 10:24:13

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
FREDERICK JOHN F FREDERICK VALERIE A 9 JOHN ST EAST LONGMEADOW MA 01028 GIS ID F_380307_2853386												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	151600		151,600																
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	111000		111,000																
												RESIDENTL.		101	1400		1,400																
				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		264,000		264,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FREDERICK JOHN F CURRAN BRENDAN J + CURRAN BRENDAN J + ROSINSKI JOHNSON				09504	0261	05-31-1996	U	I	94,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				09504	0260	05-31-1996	U	I	1			2025	101	137,400	2024	101	126,800	2023	101	116,200													
				06850	0239	05-27-1988	U	I	104,900			101	111,000	101	111,000	101	100,900																
				06538	0446	06-26-1987	U	I	89,000		101	1,400	101	1,400	101	1,200																	
				05701	0547	10-19-1984	U	I	0		1A	Total	249,800	Total	239,200	Total	218,300																
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																																	
Nbhd		Nbhd Name				Tracing				Batch																							
0001						101				MA																							
NOTES														Appraised BLDG. Value (Card)				151,600															
														Appraised Xf (B) Value (Bldg)				0															
														Appraised Ob (B) Value (Bldg)				1,400															
														Appraised Land Value (Bldg)				111,000															
														Special Land Value				0															
														Total Appraised Parcel Value				264,000															
														Valuation Method				C															
														Adjustment																			
														Net Total Appraised Parcel Value				264,000															
														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	
201900536	02-21-2019	91	INSULATION		900		0		12 X 14 DINING RM REP WINDOW				05-11-2018			333	2	MEASURED															
157	06-02-2010	21	SIDING		4,935								12-03-2010			317	15	PERMIT VISIT															
100	04-18-2008	11	POOL		5,000								01-28-2009			317	15	PERMIT VISIT															
374	11-27-2007	4	ADDITION		37,000								04-11-2008			317	15	PERMIT VISIT															
251	09-01-1992	MN	Manual Note		1,250								11-18-2003			274	3	MEAS+INSPCTD															
													08-12-1991			181	2	MEASURED															
												06-18-1980			500	3	MEAS+INSPCTD																
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				10,500	SF	10.57	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.57	111,000											
Total Card Land Units							0.24	AC	Parcel Total Land Area: 0.24							Total Land Value							111,000										

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	2		CONC BLOCK			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2						101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				193.37			
Interior Floor 1	3		HARDWOOD			RCN				216,558			
Interior Floor 2						Net Other Adj							
Heat Fuel	1		OIL			Year Built				1956			
Heat Type	1		FORCED H/A			Effective Year Built				1995			
AC Type	01		NONE			Depreciation Code				GD			
Bedrooms	2					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	1					Functional Obsol							
Total Rooms	5					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				70			
Extra Kitchens	0					RCNLD				151,600			
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	0					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
01	SHED/MTL			L	80	10.00	1995	60	0.00	AV	F	0.90	400
07	POOLA-C	OB	Outbuildi	L	21	69.00	2008	70	0.00	GD	A	1.00	1,000
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	720		41.97		30,217		
FFL	1ST FLOOR					888	888		209.84		186,341		
Ttl Gross Liv / Lease Area						888	1,608				216,558		

