

State Use 101
Print Date 11/19/2025 10:32:30

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
LANDERS EVAN P 9 MELODY LN EAST LONGMEADOW MA 01028 GIS ID F_381625_2854143 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	231500		231,500						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	111400		111,400						
												RESIDENTL.		101	700		700						
				SUPPLEMENTAL DATA																			
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		343,600		343,600							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
LANDERS EVAN P AVEZZIE LAURENE TORO,CAROL M ADAMS MELBA Y,				25275	0378	12-28-2023	Q	I	370,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				17269	0382	04-28-2008	U	I	219,900		1A	2025	101	210,300	2024	101	185,200	2023	101	169,800			
				11632	0080	05-10-2001	U	I	1			101	111,400	101	111,400	101	101,300						
				03189	0012	06-01-1966	U	I	0			101	700	101	700	101	400						
												Total		322,400		Total		297,300		Total		271,500	
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												APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value											
Nbhd		Nbhd Name				Tracing		Batch															
0001						101		MA															
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				
201701466 25		05-18-2017 01-01-1985		62 MN	SOLAR Manual Note		9,000	05-22-2018	100	05-22-2018		SOLAR ON FRONT FAM RM		05-22-2018 11-14-2014 11-22-2003 06-25-1992 06-19-1980			400 317 274 131 500	15 2 3 3 3	PERMIT VISIT MEASURED MEAS+INSPCTD MEAS+INSPCTD 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				11,324 SF	9.84	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.84	111,400		
Total Card Land Units							0.26 AC	Parcel Total Land Area: 0.26							Total Land Value							111,400	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	19		RANCH			Central Vac	1	YES					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage	0						
Stories	1.00		1 STORY			Units	1						
Foundation	1		CONCRETE			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				154.01			
Interior Floor 1	4		CARPET			RCN				330,647			
Interior Floor 2						Net Other Adj							
Heat Fuel	2		GAS			Year Built				1964			
Heat Type	1		FORCED H/A			Effective Year Built				1995			
AC Type	03		FULL			Depreciation Code				GD			
Bedrooms	3					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	2					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor				1			
Half Bath Style	N		NONE			Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition				70			
Extra Kitchens	0					RCNLD				231,500			
Extra Kitchen St	N		NONE			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	2					Cost to Cure Ovr Comment							
WS Flues	0												
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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0
02	SHED/FR			L	96	12.00	2016	60	0.00	AV	A	1.00	700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,084		34.14		37,004		
FFL	1ST FLOOR					1,488	1,488		170.52		253,740		
GAR	GARAGE					0	528		68.15		35,981		
PAT	PATIO					0	452		8.68		3,922		
Ttl Gross Liv / Lease Area						1,488	3,552				330,647		

