

State Use 101
Print Date 11/19/2025 10:37:06

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
SHEVLIN JOHN F PERKINS BRENNAR 28 TAYLOR ST EAST LONGMEADOW MA 01028 GIS ID F_381826_2850831 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		163600		163,600																			
												RES LAND		101		110200		110,200																			
				DRAINAGE				VIEW		COMMUNITY		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		275,200		275,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
SHEVLIN JOHN F PERKINS MICHAELA TOBIN HEIRS OF RITA A				23737		0009		03-02-2021		Q		I		216,850		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				09601		0223		08-27-1996		U		I		119,000				2025		101		148,400		2024		101		137,000		2023		101		125,600			
				02042		0203		04-17-1950		U		I		0						101		110,200				101		110,200				101		100,300			
																				101		1,400				101		1,400				101		900			
																		Total		260,000		Total		248,600		Total		226,800									
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description				YEAR		Amount												Comm Int									
				Total														APPRaised VALUE SUMMARY																			
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)										163,600											
0001								101				MA				Appraised Xf (B) Value (Bldg)										0											
														Appraised Ob (B) Value (Bldg)										1,400													
														Appraised Land Value (Bldg)										110,200													
														Special Land Value										0													
														Total Appraised Parcel Value										275,200													
														Valuation Method										C													
														Adjustment																							
														Net Total Appraised Parcel Value										275,200													
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									
201702597		09-28-2017		42		REPAIRS		3,000		04-03-2018		100		04-03-2018		3 SEASON PORCH		04-03-2018						333		2		MEASURED									
																		04-06-2004						319		14		INSPECTED									
																		03-22-2004						AO		22		MAILER SENT									
																		10-10-2003						274		2		MEASURED									
																		02-05-1992						131		3		MEAS+INSPCTD									
																		01-17-1992						107		22		MAILER SENT									
																		02-04-1981						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				8,825 SF		12.49	1.000	5	LAND	1.00	MA	1.00				0			1.000	12.49	110,200												
														Total Card Land Units 0.20 AC Parcel Total Land Area: 0.20														Total Land Value 110,200									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	164.88	
Interior Floor 2	4	CARPET	RCN	287,014	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1982	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	163,600	
FBM Sqft			Dep % Ovr		
FBM Quality			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
02	SHED/FR			L	168	12.00	2016	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		35.84	32,689
EFP	ENCL PORCH	0	96		89.80	8,621
FFL	1ST FLOOR	912	912		179.61	163,803
HST	HALF STORY	456	912		89.80	81,901
Ttl Gross Liv / Lease Area		1,368	2,832			287,014

