

State Use 101
Print Date 11/19/2025 10:37:49

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
RAMOS NEFTALI 31 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_381412_2850920 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	215800		215,800																												
												RES LAND		101	99000		99,000																												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100		4,100																												
				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														318,900		318,900																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
RAMOS NEFTALI				22785 0478		08-01-2019		U		I		223,000		1L		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																					
ALLIANCE REAL ESTATE INVESTMENT GRP				22444 0156		11-14-2018		U		I		100		1B		2025	101	195,600	2024	101	180,500	2023	101	165,400																					
HERNANDEZ RICARDO				22444 0153		11-14-2018		U		I		129,000		1L																															
MTGLQ INVESTORS LP				22323 0006		08-21-2018		U		I		177,390		1L																															
HODGDON CARMELA				16620 0600		04-13-2007		U		I		181,000		1L										3,700																					
																Total		298,700		Total		283,600		Total		259,100																			
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																											
Nbhd			Nbhd Name						Tracing			Batch																																	
0001									101			MA																																	
NOTES																		Appraised BLDG. Value (Card) 215,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,100 Appraised Land Value (Bldg) 99,000 Special Land Value 0 Total Appraised Parcel Value 318,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 318,900																											
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																											
201803198	11-21-2018	12	REROOF		12,500		06-06-2019	100	06-06-2019				06-06-2019	03		400	15	PERMIT VISIT																											
													04-16-2019		400	MS	MLS REVIEW																												
													05-14-2018		333	2	MEASURED																												
													04-14-2004		317	14	INSPECTED																												
													03-23-2004		AO	22	MAILER SENT																												
													10-21-2003		274	2	MEASURED																												
													01-17-1992		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				8,400	SF	13.10	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	11.79	99,000																						
Total Card Land Units							0.19	AC	Parcel Total Land Area: 0.19							Total Land Value							99,000																						

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		
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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		175.71
Interior Floor 1	3	HARDWOOD	RCN		259,944
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1947
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	01	NONE	Depreciation Code		VG
Bedrooms	3		Remodel Rating		03
Full Baths	1		Year Remodeled		2018
Half Baths	0		Depreciation %		17
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		83
Extra Kitchens	0		RCNLD		215,800
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
03	GARAGE	OB	Outbuildi	L	216	32.00	1947	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	728		38.19	27,804
EFP	ENCL PORCH	0	120		95.22	11,426
FFL	1ST FLOOR	756	756		190.44	143,969
HST	HALF STORY	364	728		95.22	69,318
OFP	OPEN PORCH	0	49		19.43	952
WDK	WOOD DECK	0	171		37.86	6,475
Ttl Gross Liv / Lease Area		1,120	2,552			259,944

