

State Use 101
Print Date 11/19/2025 12:17:00

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
CURTIN KIMBERLY A CURTIN MICHAEL F II 16 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382221_2850574												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		224400		224,400																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		112500		112,500																							
												RESIDNTL.		101		2500		2,500																							
				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		339,400		339,400																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
CURTIN KIMBERLY A CAMPBELL KIMBERLY ANN RICHARD,CHARLES H HAYDEN JAMES S + JOANNE M, HAYDEN				23645		0485		01-12-2021		U		I		1		1A		Year	Code		Assessed		Year	Code		Assessed		Year	Code		Assessed										
				11166		0587		04-21-2000		U		I		143,000				2025		101		203,700		2024		101		188,200		2023		101		172,700							
				10936		0479		09-23-1999		U		I		230,000		1				101		112,500				101		112,500		101		102,200									
				06202		0325		08-25-1986		U		I		40,000		1A				101		2,500				101		2,500		101		1,500									
				01676		0394		07-12-1939		U		I		0						Total		318,700		Total		303,200		Total		276,400											
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 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													
257		08-01-2005		12		REROOF		4,000								NVC		03-28-2018						333		2		MEASURED													
314		10-01-1988		MN		Manual Note		17,000								DORMER BTH		01-06-2006						311		15		PERMIT VISIT													
																		10-03-2003						274		3		MEAS+INSPCTD													
																		02-12-1992						105		3		MEAS+INSPCTD													
																		01-17-1992						107		22		MAILER SENT													
																		11-29-1988						105		14		INSPECTED													
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								13,360		SF		8.42		1.000		5		LAND		1.00		MA		1.00				0		1.000		8.42		112,500	
Total Card Land Units														0.31		AC		Parcel Total Land Area: 0.31										Total Land Value										112,500			

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	1.75	1 3/4 STORIES	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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		148.06	
Interior Floor 1	3	HARDWOOD	RCN		356,206	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1940	
Heat Type	1	FORCED H/A	Effective Year Built		1988	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
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	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		224,400	
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	1		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
22	WOOD DK			L	240	15.00	2003	70	0.00	GD	A	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		32.57	32,176	
EFP	ENCL PORCH	0	140		81.25	11,375	
FFL	1ST FLOOR	988	988		162.50	160,553	
GAR	GARAGE	0	240		65.00	15,600	
PAT	PATIO	0	120		8.13	975	
STG	STORAGE	0	172		65.19	11,213	
TQS	3/4 STORY	741	988		121.88	120,415	
WDK	WOOD DECK	0	120		32.50	3,900	
Ttl Gross Liv / Lease Area		1,729	3,756			356,206	

