

State Use 101
Print Date 11/19/2025 12:34:39

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
BRUNO CHRISTOPHER ACOSTA ALEXA 138 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381490_2848564												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		257300		257,300																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		106300		106,300																	
												RESIDNTL.		101		10600		10,600																	
				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		374,200		374,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
BRUNO CHRISTOPHER LADER ROSALIND SANDERS,CATHY LYNN HARLAND MARY C +,				25227		0417		11-15-2023		Q		I		350,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				16846		0073		08-01-2007		U		I		250,000				2025		101		233,100		2024		101		175,000		2023		101		160,200	
				16846		0071		08-01-2007		U		I		100		1A				101		106,300				101		106,300				101		96,600	
				04833		0038		09-18-1979		U		I		0						101		10,600				101		10,600				101		8,900	
																		Total		350,000		Total		291,900		Total		265,700							
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
																		APPRAISED VALUE SUMMARY																	
																		Appraised BLDG. Value (Card)										257,300							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										10,600							
																		Appraised Land Value (Bldg)										106,300							
																		Special Land Value										0							
																		Total Appraised Parcel Value										374,200							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										374,200							
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							
B-24-26		01-18-2024		21		SIDING		40,000		06-20-2024		100				SIDING & 5 WINDO		06-20-2024						334		15		PERMIT VISIT							
B-24-25		01-18-2024		12		REROOF		20,000		06-20-2024		100						11-06-2015						317		2		MEASURED							
																		09-23-2003						274		3		MEAS+INSPCTD							
																		07-27-1992						131		14		INSPECTED							
																		06-15-1992						131		1		LEFT NOTICE							
																		08-04-1980						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		RA				25,500	SF	4.63	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	4.17	106,300										
Total Card Land Units																		0.59		AC	Parcel Total Land Area: 0.59				Total Land Value										106,300

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	0		
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	4	SOLID WOOD	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		144.81	
Interior Floor 1	2	SOFTWOOD	RCN		367,607	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1943	
Heat Type	1	FORCED H/A	Effective Year Built		1995	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		257,300	
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	1		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
03	GARAGE	OB	Outbuildi	L	400	32.00	1964	60	0.00	AV	A	1.00	7,700
02	SHED/FR			L	80	12.00	1972	60	0.00	AV	A	1.00	600
19	PATIO			L	480	8.00	1964	60	0.00	AV	A	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,144		31.19	35,685
EFB	ENCL PORCH	0	160		77.92	12,467
FFL	1ST FLOOR	1,192	1,192		155.83	185,751
TQS	3/4 STORY	858	1,144		116.87	133,704
Ttl Gross Liv / Lease Area		2,050	3,640			367,607

