

Account # 2355

Map ID 2A/ 17/ 402/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 12:54:20

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
CURTIS ROLANDO A CURTIS JANICE L 23 VAN DYKE RD EAST LONGMEADOW MA 01028 GIS ID F_374704_2855710												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	185600		185,600							
												RES LAND		101	83100		83,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2800		2,800							
				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		271,500		271,500						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CURTIS ROLANDO A				04790 0131		06-29-1979		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																2025	101	165,600	2024	101	148,800	2023	101	136,300
																	101	83,100		101	83,100		101	75,600
																	101	2,800		101	2,800		101	2,500
Total												Total		251,500		Total		234,700		Total		214,400		
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 185,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,800 Appraised Land Value (Bldg) 83,100 Special Land Value 0 Total Appraised Parcel Value 271,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 271,500									
Total																								
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name				Tracing				Batch														
0001						101				MF														
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	
201602779	11-01-2016	91	INSULATION		3,300			0		NVC								03-22-2024			334	3	MEAS+INSPCTD	
201502138	07-14-2015	91	INSULATION		3,300			0										03-14-2018			333	11	ENTRY DENIED	
238	07-05-2006	17	DECK		7,500													11-30-2006			311	15	PERMIT VISIT	
290	09-21-2004	12	REROOF		7,400													12-14-2004			311	15	PERMIT VISIT	
																		04-12-2004			250	22	MAILER SENT	
										04-09-2004			316	2	MEASURED									
										06-26-1990			131	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				6,940	SF	15.76	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.98	83,100		
Total Card Land Units							0.16	AC	Parcel Total Land Area: 0.16							Total Land Value							83,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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	121.20	
Interior Floor 2			RCN	320,001	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1925	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol	5	
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	58	
Extra Kitchen St	N	NONE	RCNLD	185,600	
FBM Sqft	672		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	324	32.00	1930	30	0.00	PR	F	0.90	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	896		27.27	24,437	
EFP	ENCL PORCH	0	156		68.26	10,648	
FFL	1ST FLOOR	938	938		136.52	128,055	
OFP	OPEN PORCH	0	192		13.51	2,594	
SFL	2ND FLOOR	896	896		136.52	122,321	
UAT	UNFIN ATTC	0	896		27.27	24,437	
WDK	WOOD DECK	0	277		27.11	7,509	
Ttl Gross Liv / Lease Area		1,834	4,251			320,001	

