

State Use 101
Print Date 11/20/2025 8:19:28 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
OCONNOR BENJAMIN T TR 21 CHANNING RD EAST LONGMEADOW MA 01028 GIS ID F_374721_2853180												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	245400		245,400							
												RES LAND		101	122800		122,800							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		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		369,000		369,000						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
OCONNOR BENJAMIN T TR OCONNOR GINA SECRETARY OF HOUSING AND URBAN DE CLEARY BRIAN + JUNE R CLEARY BRIAN ,				25575	0495	09-17-2024	U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				24745	0498	09-29-2022	U	I			285,000	1L	2025	101	223,800	2024	101	206,200	2023	101	192,300			
				23989	0488	07-09-2021	U	I			139,425	1L	101	101	122,800	101	122,800	101	111,600					
				19107	0112	02-03-2012	U	I			10	1A	101	101	800	101	200	101	100					
				05458	0528	06-30-1983	U	I			650	1	Total		347,400	Total	329,200	Total	304,000					
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																								
Nbhd		Nbhd Name			Tracing			Batch			APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 245,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 122,800 Special Land Value 0 Total Appraised Parcel Value 369,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 369,000													
0001					101			NA																
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						
B-23-121 303	02-23-2023 12-01-1989	91 MN	INSULATION Manual Note		5,314 105,000			0		DWLG			03-15-2024 03-06-2018 04-06-2004 01-07-1991 01-23-1990 06-05-1980			334 333 316 107 105 500	3 2 3 15 15 14	MEAS+INSPCTD MEASURED MEAS+INSPCTD PERMIT VISIT PERMIT VISIT 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				23,000	SF	5.09	1.050	6	LAND	1.00	NA	1.00			0		1.000	5.34	122,800		
Total Card Land Units							0.53	AC	Parcel Total Land Area: 0.53							Total Land Value							122,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	157.48	
Interior Floor 2	4	CARPET	RCN	302,915	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1990	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St	N	NONE	RCNLD	245,400	
FBM Sqft	924		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
01	SHED/MTL			L	40	10.00	1990	60	0.00	AV	A	1.00	200
19	PATIO			L	128	8.00	2022	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,232		36.24	44,648	
FFL	1ST FLOOR	1,237	1,237		181.49	224,509	
GAR	GARAGE	0	396		72.41	28,676	
WDK	WOOD DECK	0	140		36.30	5,082	
Ttl Gross Liv / Lease Area		1,237	3,005			302,915	

