

State Use 101
Print Date 11/20/2025 8:21:49 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
CUNNINGHAM PAUL S LE CUNNINGHAM SUSAN L LE 40 VILLANOVA ST EAST LONGMEADOW MA 01028 GIS ID F_374449_2852883 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		181700		181,700																
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		104700		104,700																
												RESIDNTL.		101		700		700																
				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		287,100		287,100																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
CUNNINGHAM PAUL S LE CUNNINGHAM PAUL S SAFFORD				25395 06703 00000	0093 0326 0000	04-25-2024 12-08-1987	U U U	I V	100 55,000 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
											2025	101	164,300	2024	101	153,300	2023	101	140,900															
												101	104,700		101	104,700		101	95,200															
												101	700		101	700		101	400															
												Total		269,700		Total		258,700		Total		236,500												
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) 181,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 104,700 Special Land Value 0 Total Appraised Parcel Value 287,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 287,100																		
Total																																		
ASSESSING NEIGHBORHOOD																																		
Nbhd			Nbhd Name				Tracing				Batch																							
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						
202103394		12-16-2021		62		SOLAR		38,700		06-01-2022		100		06-01-2022		SIDE AND REAR		03-20-2024						334		3		MEAS+INSPCTD						
202101500		04-22-2021		12		REROOF		13,917		06-28-2021		100		06-28-2021				06-29-2021						400		15		PERMIT VISIT						
201402573		10-01-2014		91		INSULATION		2,000				0						03-14-2018						333		4		INFO AT DOOR						
278		10-17-2003		25		WINDOWS		5,725								NVC		10-02-2006						250		6		INFO BY PHON						
263		09-01-1994		MN		Manual Note		375								DEMO GAR.		04-09-2004						319		2		MEASURED						
50		03-01-1988		MN		Manual Note		24,000				0				ADDITION		01-28-2004						296		15		PERMIT VISIT						
																		01-11-1995						107		15		PERMIT VISIT						
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				10,000	SF	11.08	1.050	6	LAND	0.90	NA	1.00	CLOC			0			1.000	10.47	104,700									
Total Card Land Units																		0.23	AC	Parcel Total Land Area: 0.23				Total Land Value										104,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	0	
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	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		136.28
Interior Floor 2	3	HARDWOOD	RCN		259,535
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1924
AC Type	01	NONE	Effective Year Built		1995
Bedrooms	4		Depreciation Code		GD
Full Baths	1		Remodel Rating		04
Half Baths	1		Year Remodeled		1988
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St	N	NONE	RCNLD		181,700
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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	120	10.00	2003	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		29.59	19,532	
EFP	ENCL PORCH	0	126		73.98	9,322	
FFL	1ST FLOOR	1,300	1,300		147.97	192,358	
PAT	PATIO	0	198		7.47	1,480	
UHS	UNFIN HALF STORY	0	660		44.39	29,298	
WDK	WOOD DECK	0	256		29.48	7,546	
Ttl Gross Liv / Lease Area		1,300	3,200			259,535	

