

State Use 101
Print Date 11/20/2025 8:42:08 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
GERMAIN CATHERINE GERMAIN WISSMON 1 REDIN LN EAST LONGMEADOW MA 01028 GIS ID F_381953_2842158												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		208600		208,600																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		134100		134,100																							
				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		342,700		342,700																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GERMAIN CATHERINE SEHBARADER SEYEDMEHDI REARDON MARY ANN , REARDON EMMETT F				25072		0196		07-10-2023		Q		I		325,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
				20031		0057		09-25-2013		Q		I		194,000		00		2025		101		189,400		2024		101		175,100		2023		101		139,600							
				08929		0229		08-31-1994		U		I		1		1A		101		134,100		101		134,100		101		121,900													
				03148		0566		10-25-1965		U		I		0				Total		323,500		Total		309,200		Total		261,500													
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Code		Description		Amount		Code		Description																YEAR		Amount		Comm Int											
				Total		APPRAISED VALUE SUMMARY																																			
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)										208,600															
0001								101				MG				Appraised Xf (B) Value (Bldg)										0															
NOTES																		Appraised Ob (B) Value (Bldg)										0													
																		Appraised Land Value (Bldg)										134,100													
																		Special Land Value										0													
																		Total Appraised Parcel Value										342,700													
																		Valuation Method										C													
																		Adjustment																							
Net Total Appraised Parcel Value																		342,700																							
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-24-659		10-09-2024		62		SOLAR		16,187		05-21-2025		100		11-08-2024		21 PANELS		05-21-2025						450		15		PERMIT VISIT													
B-24-172		03-28-2024		62		SOLAR		15,040		06-06-2024		0				RECK 6/2025 - 20 P		06-06-2024						450		15		PERMIT VISIT													
B-23-767		11-16-2023		91		INSULATION		5,500				0				GARAGE SUPPORT		08-22-2019						334		2		MEASURED													
107		05-06-2011		42		REPAIRS		4,700										03-09-2012						317		15		PERMIT VISIT													
																		09-05-2003						274		3		MEAS+INSPCTD													
																		03-13-1992						131		2		MEASURED													
																		09-04-1980						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								11,866		SF		9.42		1.200		7		LAND		1.00		MG		1.00				0		1.000		11.3		134,100	
Total Card Land Units														0.27		AC		Parcel Total Land Area: 0.27										Total Land Value										134,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		162.71
Interior Floor 1	4	CARPET	RCN		297,964
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		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	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		208,600
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	252		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	2		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	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	1,008		35.99	36,280
EFP	ENCL PORCH	0	120		89.80	10,776
FFL	1ST FLOOR	1,248	1,248		179.60	224,147
GAR	GARAGE	0	336		71.63	24,067
PAT	PATIO	0	308		8.75	2,694
Ttl Gross Liv / Lease Area		1,248	3,020			297,964

