

State Use 101
Print Date 11/20/2025 8:57:57 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
FERGUSON CHRISTOPHER FERGUSON LUCIA A 12 ANGEL ST EAST LONGMEADOW MA 01028 GIS ID F_383952_2857135				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		264300		264,300																							
												RES LAND		101		84100		84,100																							
												RESIDNTL.		101		1200		1,200																							
				SUPPLEMENTAL DATA						Total										349,600		349,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
FERGUSON CHRISTOPHER CARABETTA MICHAEL ARMENT CHARLES ETAL				12430 0439		06-28-2002		U		I		147,900		1		Year		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				12430 0436		06-26-2002		U		V		30,000		1		2025		101		246,900		2024		101		228,000		2023		101		211,500									
				05525 0131		11-02-1983		U		I		0		1L				101		84,100				101		84,100				101		76,400									
																		101		1,200				101		1,200				101		1,200									
				Total												Total		332,200		Total		313,300		Total		289,100															
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																Appraised BLDG. Value (Card) 264,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 84,100 Special Land Value 0 Total Appraised Parcel Value 349,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 349,600																									
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													
201201346		04-01-2012		11		POOL		3,200								24` ABOVE GRD		07-03-2019						334		3		MEAS+INSPCTD													
13		01-23-2002		2		DWELLING		80,000								OC 6/27/02		05-29-2012						317		15		PERMIT VISIT													
																		01-30-2004						296		15		PERMIT VISIT													
																		01-23-2003						274		2		MEASURED													
																		01-05-1980						500		14		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		RA								9,500		SF		11.64		0.760		3		LAND		1.00		MF		1.00				0		1.000		8.85		84,100	
Total Card Land Units																0.22		AC		Parcel Total Land Area: 0.22										Total Land Value										84,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 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		153.38
Interior Floor 1	4	CARPET	RCN		300,343
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2002
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		12
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		88
Extra Kitchens	0		RCNLD		264,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	240		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues					

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
07	POOLA-C	OB	Outbuildi	L	24	69.00	2012	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	720		33.60	24,189
FFL	1ST FLOOR	720	720		167.98	120,944
GAR	GARAGE	0	240		67.19	16,126
PAT	PATIO	0	100		8.40	840
SFL	2ND FLOOR	780	780		167.98	131,022
WDK	WOOD DECK	0	216		33.44	7,223
Ttl Gross Liv / Lease Area		1,500	2,776			300,343

