

State Use 101
Print Date 11/20/2025 10:14:03

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
KARAKUS SAFET 91 BIRCH AV EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		373200		373,200																													
												RES LAND		101		111300		111,300																													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		1300		1,300																													
				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		485,800		485,800																													
GIS ID F_376238_2853557																																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
KARAKUS SAFET FIGUEROA JARED A LAMON,SCOTT KINGSTON,WILLIAM J JR GAREFFA,AVIS J				21235 0496		06-24-2016		Q		I		320,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				16769 0268		06-20-2007		U		I		326,900		1P		2025		101		349,400		2024		101		320,400		2023		101		297,600															
				16282 0573		10-26-2006		U		V		80,000		1P				101		111,300				101		111,300				101		101,200															
				16201 0493		09-14-2006		U		I		160,000						101		1,300				101		1,300				101		800															
				14142 0241		05-03-2004		U		I		1		1A																																	
				Total												462,000		Total		433,000		Total		399,600																							
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 VALUE SUMMARY Appraised BLDG. Value (Card) 373,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 111,300 Special Land Value 0 Total Appraised Parcel Value 485,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 485,800																													
Nbhd				Nbhd Name				Tracing				Batch																																			
0001								101				MA																																			
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	
																		390		11-30-2006		2		DWELLING		150,000								OC 6/13/2007		03-12-2024						334		2		MEASURED	
																		382		11-20-2006		5		DEMOLITION		4,000								DEMOLISH EXISTIN		01-23-2017						317		16		FIELDREV CHG	
																		01-18-2008						317		14		INSPECTED																			
																		08-07-2007						317		15		PERMIT VISIT																			
																		01-25-2007						311		2		MEASURED																			
																		01-25-2007						311		15		PERMIT VISIT																			
																		04-26-2004						319		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		RC				11,000	SF	10.12	1.000	5	LAND	1.00	MA	1.00					0			1.000	10.12	111,300																					
Total Card Land Units								0.25	AC	Parcel Total Land Area: 0.25								Total Land Value										111,300																			

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	B-	GOOD (-)	Bsmt Garage	0	
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		142.13
Interior Floor 1	3	HARDWOOD	RCN		414,675
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		90
Extra Kitchens	0		RCNLD		373,200
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	625		Dep Ovr Comment		
FBM Quality	3		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	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
02	SHED/FR			L	160	12.00	2007	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	777		36.70	28,516
FFL	1ST FLOOR	791	791		183.97	145,523
GAR	GARAGE	0	490		73.59	36,059
OFP	OPEN PORCH	0	96		19.16	1,840
PAT	PATIO	0	288		8.94	2,576
SFL	2ND FLOOR	1,059	1,059		183.97	194,827
WDK	WOOD DECK	0	144		37.05	5,335
Ttl Gross Liv / Lease Area		1,850	3,645			414,675

