

State Use 101
Print Date 11/20/2025 10:16:23

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COHEN JORDAN LEE CLAWSON MOIRA 13 ACORN ST EAST LONGMEADOW MA 01028 GIS ID F_376454_2854100 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	236400		236,400								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	114400		114,400								
				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		350,800		350,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
COHEN JORDAN LEE KIRCHNER DOMINIC II KIRCHNER DOMINIC II TR DURAND HAYLEY E PLUMTREE ASSOCIATES INC				25023	0559	05-31-2023	Q	I	325,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				24551	0587	05-18-2022	U	I	10		1A	2025	101	210,100	2024	101	193,600	2023	101	173,000					
				23767	0434	03-17-2021	U	I	128,000		1		101	114,400		101	114,400		101	103,200					
				22034	0534	01-22-2018	Q	I	127,500		00														
PLUMTREE ASSOCIATES INC				13778	0587	11-03-2003	U	I	93,900		1L	Total		324,500	Total		308,000	Total		276,200					
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) 236,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 114,400 Special Land Value 0 Total Appraised Parcel Value 350,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 350,800													
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					
202101656	05-03-2021	9	ALTERATION		25,600		06-07-2022	100		06-07-2022		DECK 12X16, NEW POOL		03-12-2024				334	2	MEASURED					
119	01-01-1983	MN	Manual Note											06-07-2022				334	15	PERMIT VISIT					
														03-19-2018				333	4	INFO AT DOOR					
														04-16-2004				311	2	MEASURED					
														04-07-2004				250	22	MAILER SENT					
														09-07-1990				131	3	MEAS+INSPCTD					
														06-11-1980				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		RC				28,600	SF	4.21	1.000	5	LAND	0.95	MA	1.00	TOP1			0		1.000	4	114,400	
Total Card Land Units								0.66	AC	Parcel Total Land Area: 0.66				Total Land Value								114,400			

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage	0	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate	131.27	
RCN	284,845	
Net Other Adj		
Year Built	1900	
Effective Year Built	2008	
Depreciation Code	VG	
Remodel Rating	04	
Year Remodeled	2021	
Depreciation %	17	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	83	
RCNLD	236,400	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

[illegible]

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	575		31.15	17,910
903	903		155.74	140,632
0	528		62.24	32,861
0	396		7.87	3,115
532	532		155.74	82,853
0	240		31.15	7,475
4,435	3,174			284,845

