

State Use 101
Print Date 11/20/2025 10:21:32

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
EDE ANDREW J TR EDE JUDITH A TR 77 SANFORD ST EAST LONGMEADOW MA 01028 GIS ID F_375633_2852537												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		114200		114,200											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		98500		98,500											
												RESIDNTL.		101		400		400											
				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		213,100		213,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
EDE ANDREW J TR EDE ANDREW J FIORE WILLIAM V HUANG,JIAN C WASSUNG MARK W,				26106 0258		11-12-2025		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				21141 0598		04-15-2016		Q		I		112,500		00		2025	101	103,300	2024	101	88,800	2023	101	81,600					
				18040 0481		10-21-2009		U		I		115,000																	
				11073 0012		01-21-2000		U		I		73,000																	
				10038 0531		10-22-1997		U		I		67,500																	
Total														Total		202,200		Total		187,700		Total		171,300					
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																													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MA																			
NOTES																													
																Appraised BLDG. Value (Card)												114,200	
																Appraised Xf (B) Value (Bldg)												0	
																Appraised Ob (B) Value (Bldg)												400	
																Appraised Land Value (Bldg)												98,500	
																Special Land Value												0	
																Total Appraised Parcel Value												213,100	
																Valuation Method												C	
Adjustment																													
Net Total Appraised Parcel Value												213,100																	
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-23-601	08-22-2023	62	SOLAR		20,230	03-21-2024	100	11-16-2023	10 PANELS		03-21-2024			334	3	MEAS+INSPCTD													
202101566	04-28-2021	62	SOLAR		12,870	07-01-2021	100	07-01-2021			07-01-2021			334	15	PERMIT VISIT													
201902909	09-23-2019	35	CARPORT		5,000	07-01-2021	100	07-01-2021	RECK 6/21. LOOKS		06-24-2020			334	15	PERMIT VISIT													
201902879	09-17-2019	MN	Manual Note		1,500	07-01-2020	0	07-01-2020	SHEET METAL		06-03-2016			317	3	MEAS+INSPCTD													
																02-10-2010			317	16	FIELDREV CHG								
																03-31-2004			316	3	MEAS+INSPCTD								
																07-15-1992			131	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				7,000	SF	15.63	1.000	5	LAND	0.90	MA	1.00	CLOC		0		1.000	14.07	98,500							
Total Card Land Units																0.16			AC			Parcel Total Land Area: 0.16			Total Land Value			98,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C-	AVG. (-)	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		168.43
Interior Floor 1	15	LAMINATE	RCN		163,085
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1940
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	1		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		114,200
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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	72	12.00	1986	50	0.00	FR	F	0.90	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	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	288		33.79	9,731	
CPT	CARPORT	0	256		17.04	4,362	
FFL	1ST FLOOR	888	888		167.78	148,991	
Ttl Gross Liv / Lease Area		888	1,432			163,085	

