

State Use 101
Print Date 11/20/2025 10:21:42

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
LACHARITE GRACE N 56 AVERY ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	356800		356,800								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	115800		115,800								
												RESIDNTL.		101	1200		1,200								
				SUPPLEMENTAL DATA																					
GIS ID F_375642_2852456 Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates 1/26/2015 In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		473,800		473,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LACHARITE GRACE N FOSTER JOHN W JR NU WAY HOMES INC CHRISTENSON JEANNETTE R LE, CHRISTENSON,JEANNETTE R LIFE EST				24854	0337	12-23-2022	Q	I			449,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				20582	0460	01-30-2015	Q	I			284,500	00	2025	101	334,600	2024	101	310,500	2023	101	276,500				
				19815	0097	05-10-2013	U	I			80,500	1	101	115,800	101	115,800	101	115,800	101	105,300					
				18082	0549	11-20-2009	U	I			10	1A	101	1,200	101	1,200									
				12176	0482	02-21-2002	U	I			100		Total	451,600		Total	427,500		Total	381,800					
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value													
Nbhd		Nbhd Name				Tracing				Batch															
0001						101				NA															
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								
B-23-910	12-28-2023	62	SOLAR		34,000	06-06-2024	100	03-21-2024		33 PANELS		03-26-2025	01		334	2	MEASURED								
201501904	06-18-2015	54	FENCE		5,500	04-01-2014	0	01-15-2015	OC 1/26/2015 C EXISTING HOUSE	06-06-2024	450	15			PERMIT VISIT										
201300929	04-19-2013	2	DWELLING		165,000		100			01-15-2015	01-15-2015	400			25	OC VISIT									
201300927	04-19-2013	5	DEMOLITION		10,000		0			06-13-2014	06-13-2014	317			14	INSPECTED									
										04-01-2014	04-01-2014	317			2	MEASURED									
										05-24-2013	05-24-2013	105			15	PERMIT VISIT									
							05-25-2004	05-25-2004	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				9,000	SF	12.26	1.050	6	LAND	1.00	NA	1.00			0		1.000	12.87	115,800			
Total Card Land Units							0.21	AC	Parcel Total Land Area: 0.21							Total Land Value							115,800		

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+	AVG. (+)	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	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	146.52	
Interior Floor 2	4	CARPET	RCN	379,524	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2019	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	6	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St	N	NONE	RCNLD	356,800	
FBM Sqft	700		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		Cost to Cure Ovr Comment		

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
19	PATIO			L	256	8.00	2022	60	0.00	AV	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	94	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	741		36.99	27,413
FFL	1ST FLOOR	741	741		185.22	137,251
GAR	GARAGE	0	480		74.09	35,563
OPF	OPEN PORCH	0	25		22.23	556
SFL	2ND FLOOR	936	936		185.22	173,370
WDK	WOOD DECK	0	144		37.30	5,371
Ttl Gross Liv / Lease Area		1,677	3,067			379,524

