

State Use 101
Print Date 11/20/2025 10:24:01

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KELLIHER CHRISTOPHER J LE KELLIHER JUDITH P LE 5 KINGMAN AV EAST LONGMEADOW MA 01028 GIS ID F_375895_2853230												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	197400		197,400												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	112300		112,300												
												RESIDNTL.		101	17000		17,000												
				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		326,700		326,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KELLIHER CHRISTOPHER J LE KELLIHER CHRISTOPHER J Trovato Vincenzo, Trovato Vincenzo + Giovan Abad Francis F				23129	0360	03-16-2020	U	I	100		1A	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				18015	0193	10-05-2009	U	I	221,000		1A	2025	101	179,400	2024	101	165,000	2023	101	153,600									
				08948	0583	09-23-1994	U	I	1																				
				07843	0003	10-30-1991	U	I	110,750																				
				06777	0552	03-14-1988	U	I	123,500		Total		308,700		Total		294,300		Total		270,500								
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) 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				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	
201502703		10-05-2015		12		REROOF		6,900		05-27-2016		100		05-27-2016		24' X 30' KITCH ADD		03-25-2024						334		2		MEASURED	
201402393		09-03-2014		3		GARAGE		20,000		03-19-2015		100		03-19-2015				05-27-2016						317		15		PERMIT VISIT	
46		01-01-1984		MN		Manual Note												03-19-2015						317		15		PERMIT VISIT	
																		12-18-2009						317		3		MEAS+INSPCTD	
																								04-01-2004		316		3	
																				05-13-1992		131		14		INSPECTED			
																				05-06-1992		107		22		MAILER SENT			
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				13,000	SF	8.64	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.64	112,300				
Total Card Land Units								0.30	AC	Parcel Total Land Area: 0.30								Total Land Value								112,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	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	Percentage
Roof Structure	1	GABLE			100
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	168.97	
Interior Floor 2	4	CARPET	RCN	281,993	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1972	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	197,400	
FBM Sqft	480		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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
02	SHED/FR			L	120	12.00	1972	60	0.00	AV	A	1.00	900
03	GARAGE	OB	Outbuildi	L	720	32.00	2014	70	0.00	GD	A	1.00	16,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		37.55	36,047	
EFP	ENCL PORCH	0	220		93.87	20,652	
FFL	1ST FLOOR	1,200	1,200		187.75	225,294	
Ttl Gross Liv / Lease Area		1,200	2,380			281,993	

