

State Use 101
Print Date 11/20/2025 10:31:21

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
WALDEN CHRISTIAN S MIORANDI KRISTIN L 61 SAUGUS AV EAST LONGMEADOW MA 01028 GIS ID F_377176_2852552												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	131400		131,400										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	112800		112,800										
												RESIDNTL.		101	500		500										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total										244,700		244,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
WALDEN CHRISTIAN S VECCHIARELLI FRANK F				24157 03674		0528 0553		10-01-2021 03-17-1972		Q U		I I		225,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																		2025	101	130,800	2024	101	121,000	2023	101	111,100	
																			101	112,800		101	112,800		101	102,600	
																			101	500		101	500		101	200	
										Total		244,100		Total		234,300		Total		213,900							
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)								131,400	
																		Appraised Xf (B) Value (Bldg)								0	
																		Appraised Ob (B) Value (Bldg)								500	
																		Appraised Land Value (Bldg)								112,800	
																		Special Land Value								0	
Total Appraised Parcel Value																		244,700									
Valuation Method																		C									
Adjustment																											
Net Total Appraised Parcel Value																		244,700									
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					
201600113 96		01-20-2016 04-14-2008		91 5	INSULATION DEMOLITION		2,056 1,500				0				GARAGE		04-07-2025 05-10-2018 11-21-2008 04-16-2004 04-06-2004 04-02-2004 05-28-1992			334 333 317 317 AO 317 131	2 2 15 14 22 2 14	MEASURED MEASURED PERMIT VISIT INSPECTED MAILER SENT MEASURED 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				14,229	SF	7.93	1.000	5	LAND	1.00	MA	1.00				0		1.000	7.93	112,800			
Total Card Land Units								0.33	AC	Parcel Total Land Area: 0.33								Total Land Value								112,800	

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	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	8	PLYWD PANL	Adj Base Rate	163.72	
Interior Floor 1	4	CARPET	RCN	187,733	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1925	
Heat Type	1	FORCED H/A	Effective Year Built	1995	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	2		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			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	131,400	
Extra Kitchen St			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					

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
01	SHED/MTL			L	80	10.00	2008	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	635		35.69	22,664
EFB	ENCL PORCH	0	20		89.23	1,785
FFL	1ST FLOOR	635	635		178.45	113,318
HST	HALF STORY	270	540		89.23	48,182
PAT	PATIO	0	209		8.54	1,785
Ttl Gross Liv / Lease Area		905	2,039			187,733

