

State Use 101
Print Date 11/20/2025 10:46:35

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
FARBER BIANCA 31 JAMES ST EAST LONGMEADOW MA 01028 GIS ID F_376603_2851435												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	352600		352,600								
												RES LAND		101	121100		121,100								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500								
				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		475,200		475,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FARBER BIANCA FENTON CHRISTOPHER M THOMAS MARK D, EDWARDS,RICHARD F JR EDWARDS,RICHARD F				22841	0135	09-06-2019	Q	I			384,900	00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				19887	0378	06-25-2013	Q	I			320,000	00			2025	101	330,000	2024	101	309,300	2023	101	284,400		
				16640	0261	04-23-2007	U	I			339,900					101	121,100		101	121,100		101	110,100		
				13906	0584	01-07-2004	U	I			1	1A				101	1,500		101	1,500		101	1,300		
				13053	0343	03-19-2003	U	I			224,000	1													
														Total		452,600		Total		431,900		Total		395,800	
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description			YEAR	Amount		Comm Int											

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		AVERAGE				Bsmt Garage	0					
Stories	2.00		2 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	3		GAMBREL								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate			130.14			
Interior Floor 1	3		HARDWOOD				RCN			457,941			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built			1974			
Heat Type	1		FORCED H/A				Effective Year Built			2002			
AC Type	03		FULL				Depreciation Code			GV			
Bedrooms	3						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %			23			
Extra Fixtures	2						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			77			
Extra Kitchens	0						RCNLD			352,600			
Extra Kitchen St	N		NONE				Dep % Ovr						
FBM Sqft	594						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	2						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	64	12.00	2015	60	0.00	AV	A	1.00	500
07	POOL A-C	OB	Outbuildi	L	21	69.00	2022	70	0.00	GD	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	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	1,436		29.18	41,896			
CFL	CATHEDRAL CE					572	572		150.32	85,983			
FFL	1ST FLOOR					1,088	1,088		145.98	158,827			
GAR	GARAGE					0	480		58.39	28,028			
OPF	OPEN PORCH					0	28		15.64	438			
SFL	2ND FLOOR					778	778		145.98	113,573			
WDK	WOOD DECK					0	999		29.23	29,196			
Ttl Gross Liv / Lease Area						2,438	5,381			457,941			

