

State Use 101
Print Date 11/20/2025 10:58:46

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
CONWAY CHRISTOPHER CONWAY SHERRI 248 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_385200_2847518				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 319300 123600 20200		Assessed 319,300 123,600 20,200		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY																							
				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						463,100												463,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
CONWAY CHRISTOPHER NUNZIATO CARL + KRAUSE LINDA J KRAUSE R				22461 0113		11-28-2018		Q		I		315,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				22041 0141		01-26-2018		U		I		130,000		1		2025		101		290,000		2024		101		268,000		2023		101		246,000	
				06604 0393		08-27-1987		U		I		1		1				101		123,600				101		123,600				101		113,600	
				03621 0091		09-01-1971		U		I		0		0				101		20,200				101		20,200				101		17,800	
				Total						433,800		Total		411,800		Total		377,400															
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															
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										319,300													
0001						101		MA		Appraised Xf (B) Value (Bldg)										0													
										Appraised Ob (B) Value (Bldg)										20,200													
										Appraised Land Value (Bldg)										123,600													
										Special Land Value										0													
										Total Appraised Parcel Value										463,100													
										Valuation Method										C													
										Adjustment																							
										Net Total Appraised Parcel Value										463,100													
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					
201801789		05-17-2018		4		ADDITION		47,000		05-30-2019		100		06-18-2018		2ND FL DORMER 1		05-30-2019						334		15		PERMIT VISIT					
201800836		03-08-2018		5		DEMOLITION		1,000		06-18-2018		100		06-18-2018		INTERIOR REMOD		06-18-2018						333		15		PERMIT VISIT					
298		09-01-1987		MN		Manual Note		150								WD STOVE		08-31-2012						317		2		MEASURED					
																		11-05-2002						250		22		MAILER SENT					
																		10-31-2002						274		2		MEASURED					
																		03-02-1992						170		3		MEAS+INSPCTD					
																		09-24-1982						500		1		LEFT NOTICE					
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		RA				40,000	SF	3.12	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.81	112,400									
1	101	ONE FAM		RA				2.000	AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2		0		1.000	5,600	11,200										
Total Card Land Units								2.92	AC	Parcel Total Land Area: 2.92								Total Land Value								123,600							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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		149.06
Interior Floor 2	6	CERAMIC TL	RCN		384,685
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		2008
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		05
Half Baths	1		Year Remodeled		2018
Extra Fixtures	0		Depreciation %		17
Total Rooms	6		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		83
Extra Kitchen St			RCNLD		319,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	900	32.00	1970	70	0.00	GD	A	1.00	20,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,200		35.83	43,002	
FFL	1ST FLOOR	1,200	1,200		179.17	215,008	
OFF	OPEN PORCH	0	48		18.66	896	
TQS	3/4 STORY	702	936		134.38	125,780	
Ttl Gross Liv / Lease Area		1,902	3,384			384,685	

