

State Use 101
Print Date 11/20/2025 11:41:24 A

CURRENT OWNER				TOPO TYPE			UTILITY			STREET			LOCATION			CURRENT ASSESSMENT											
CARANDO CHRISTOPHER P CARANDO PATRICIA B 151 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384571_2844893																Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW		
				TOPO WET			EASEMENT			TRAFFIC			CORNER			RESIDENTL.		101	526200			526,200					
				DRAINAGE						VIEW			COMMUNITY			RES LAND		101	194700			194,700					
																RESIDENTL.		101	300			300					
				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		721,200			721,200				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
CARANDO CHRISTOPHER P FRY,THOMAS C TORCIA,MICHAEL A DEPERGOLA FRANK, WARD JOSEPH E ETAL D/B/A				18341 0282		06-08-2010		U		I		501,000		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	1006 EAST LONGMEADOW		
				13993 0278		03-03-2004		U		I		549,900				2025	101	492,500	2024	101	460,800	2023	101	428,200			
				13063 0536		03-28-2003		U		V		125,000				101	194,700	194,700	101	177,100							
				08195 0592		10-08-1992		U		V		64,000				101	300	300	101	200							
				06972 0245		09-22-1988		U		I		1		1B	Total	687,500	Total	655,800	Total	605,500							
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																							
Nbhd		Nbhd Name				Tracing		Batch																			
0001						101		NS																			
NOTES																											
SUB DIV #594 (FINISHED)																											
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			
201303136		12-13-2013		91	INSULATION		3,283				100		05-01-2014		FIREPLACE INSER NVC 2 NEW NVC MOVE EXISTI FINISH BMT OC 1/2 OC 1/20/2004		08-14-2019				334	3	MEAS+INSPCTD				
392		12-06-2010		20	WOOD STOVE		5,000						02-11-2011					317	16	FIELDREV CHG							
387		11-29-2010		25	WINDOWS		1,500						01-14-2011					317	15	PERMIT VISIT							
338		10-21-2010		54	FENCE		1,000						12-09-2010					317	15	PERMIT VISIT							
270		10-10-2003		7	REMODEL		7,500						03-02-2006					311	3	MEAS+INSPCTD							
81		05-01-2003		2	DWELLING		250,000						02-14-2006					250	22	MAILER SENT							
																01-22-2004				311	2	MEASURED					
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		RAA				40,000	SF	3.12	1.550	2	LAND	1.00	NS	1.00					0		1.000	4.84	193,600		
1	101	ONE FAM		RAA				0.160	AC	7,000.00	1.000	0		1.00	NS	1.00					0		1.000	7,000	1,100		
Total Card Land Units								1.08	AC	Parcel Total Land Area:				1.08	Total Land Value										194,700		

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	B	GOOD	Bsmt Garage		
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	2	HIP		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	118.91	
Interior Floor 2	4	CARPET	RCN	598,005	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2013	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %	12	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	88	
Extra Kitchen St			RCNLD	526,200	
FBM Sqft	661		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			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	36	12.00	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,322		32.44	42,889	
FFL	1ST FLOOR	1,346	1,346		162.46	218,667	
GAR	GARAGE	0	648		64.93	42,076	
OFP	OPEN PORCH	0	28		17.41	487	
PAT	PATIO	0	168		7.74	1,300	
SFL	2ND FLOOR	1,088	1,088		162.46	176,753	
TQS	3/4 STORY	662	882		121.93	107,547	
WDK	WOOD DECK	0	256		32.36	8,285	
Ttl Gross Liv / Lease Area		3,096	5,738			598,005	

