

State Use 101
Print Date 11/20/2025 12:01:49

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
BOULANGER NICOLE 9 THERESA ST EAST LONGMEADOW MA 01028 GIS ID F_384552_2857031												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	210100		210,100						
												RES LAND		101	76800		76,800						
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	3000		3,000						
				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		289,900		289,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BOULANGER NICOLE OTTOSON CRAIG J OTTOSON CRAIG J RANSOM JAMES D, RANSOM JAMES D + LESA L				25867	0001	05-16-2025	Q	I	372,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20634	0251	03-24-2015	U	I	1		1A	2025	101	188,500	2024	101	174,600	2023	101	160,700			
				14112	0148	04-23-2004	U	I	188,000				101	76,800		101	76,800		101	69,800			
				09203	0216	08-01-1995	U	I	1		1A		101	3,000		101	3,000		101	2,300			
				07575	0469	10-26-1990	U	I	115,000				Total	268,300	Total	254,400	Total	232,800					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR	Amount										Comm Int			
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name				Tracing				Batch													
0001						101				MF													
NOTES												Appraised BLDG. Value (Card) 210,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,000 Appraised Land Value (Bldg) 76,800 Special Land Value 0 Total Appraised Parcel Value 289,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 289,900											
B-25-319 COMP 7/1/25																							
BUILDING PERMIT RECORD																							
VISIT / CHANGE HISTORY																							
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments											Date	Type	Is	Id
B-25-319	06-09-2025	12	REROOF		11,450	05-27-2020	0	05-27-2020	24' ABOVE GRND ADD ON TO EXT. S			11-29-2021			334	2	MEASURED						
201903063	10-16-2019	62	SOLAR		21,483		100					05-27-2020			05-27-2020	400	15	PERMIT VISIT					
209	07-01-2008	11	POOL		1,700		04-08-2011					317			2	MEASURED							
123	05-14-2002	4	ADDITION		400		01-07-2009					317			15	PERMIT VISIT							
												10-24-2002			274	14	INSPECTED						
												09-18-2002			250	22	MAILER SENT						
											09-17-2002	274	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	RA				12,732	SF	8.81	0.760	3	LAND	0.90	MF	1.00	CLOC		0		1.000	6.03	76,800	
Total Card Land Units							0.29	AC	Parcel Total Land Area: 0.29							Total Land Value							76,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	165.73	
Interior Floor 2	4	CARPET	RCN	300,110	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	210,100	
FBM Sqft	832		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	120	12.00	2001	70	0.00	GD	G	1.25	1,300
02	SHED/FR			L	60	12.00	2002	70	0.00	GD	A	1.00	500
07	POOL A-C	OB	Outbuildi	L	24	69.00	2008	70	0.00	GD	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		38.04	39,558	
FFL	1ST FLOOR	1,220	1,220		190.18	232,024	
GAR	GARAGE	0	308		75.95	23,393	
OPF	OPEN PORCH	0	69		19.29	1,331	
PAT	PATIO	0	401		9.49	3,804	
Ttl Gross Liv / Lease Area		1,220	3,038			300,110	

