

State Use 101
Print Date 11/20/2025 12:26:15

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
OHEIR JOHN M OHEIR MICHELLE S 41 RIDGE RD EAST LONGMEADOW MA 01028 GIS ID F_385369_2854398												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		386000		386,000																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		140600		140,600																	
												RESIDENTL.		101		700		700																	
				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		527,300		527,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
OHEIR JOHN M SPEER EDWARD J + BARBARA F,				11340		0010		09-18-2000		U		I		215,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				05127		0314		06-25-1981		U		I		0				2025		101		350,900		2024		101		324,500		2023		101		298,100	
																		101		140,600		101		140,600		101		127,800							
																		101		700		101		700		101		400							
																		Total		492,200		Total		465,800		Total		426,300							
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	05		CAPE			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C+		AVG. (+)			Bsmt Garage	2						
Stories	1.75		1 3/4 STORIES			Units	1						
Foundation	1		CONCRETE			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2						101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2	4		SOLID WOOD			Adj Base Rate				135.21			
Interior Floor 1	3		HARDWOOD			RCN				501,347			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1950			
Heat Type	3		FORCED H/W			Effective Year Built				2002			
AC Type	03		FULL			Depreciation Code				GV			
Bedrooms	4					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	1					Depreciation %				23			
Extra Fixtures	2					Functional Obsol							
Total Rooms	9					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor				1			
Half Bath Style	A		AVERAGE			Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				77			
Extra Kitchens	0					RCNLD				386,000			
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	2					Cost to Cure Ovr Comment							
WS Flues	1												
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	96	12.00	2015	60	0.00	AV	A	1.00	700

