

State Use 101
Print Date 11-21-2025 9:09:04 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
LOFTUS KEVIN J LOFTUS NANCY A 157 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_386315_2842836												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		381400		381,400										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		135100		135,100										
												RESIDENTL.		101		1300		1,300										
				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																												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
LOFTUS KEVIN J HART				06773 0005		03-07-1988		U		I		208,600		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				06186 0521		08-12-1986		U		V		111,000				2025	101	346,000	2024	101	319,500	2023	101	296,700				
																101	135,100	101	135,100	101	123,100							
																101	1,300	101	1,300	101	800							
														Total	482,400		Total		455,900		Total		420,600					
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				MG																		
NOTES																												
																Appraised BLDG. Value (Card)								381,400				
																Appraised Xf (B) Value (Bldg)								0				
																Appraised Ob (B) Value (Bldg)								1,300				
																Appraised Land Value (Bldg)								135,100				
																Special Land Value								0				
																Total Appraised Parcel Value								517,800				
																Valuation Method								C				
																Adjustment												
																Net Total Appraised Parcel Value								517,800				
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				
201500787		04-09-2015		12	REROOF		14,200		05-20-2016		100		05-20-2016		10` X 16` PREBUILT NVC SFR		05-20-2016					317	15	PERMIT VISIT				
20140225		07-25-2014		91	INSULATION		1,288		0				01-27-2012				317	16				FIELDREV CHG						
203		06-30-2008		10	SHED		4,600		0				03-06-2009				317	2				MEASURED						
187		07-12-2001		21	SIDING		4,000						01-16-2009				317	15				PERMIT VISIT						
238		08-01-1987		MN	Manual Note		120,000						03-22-2002				250	22				MAILER SENT						
																	02-28-2002					274	15	PERMIT VISIT				
																	11-26-2001					247	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	1.200	7	LAND	1.00	MG	1.00	WET3				0	TRF2	0.9	1.000	3.37	134,800		
1	101	ONE FAM		RAA				0.060	AC	7,000.00	1.000	0		0.75	MG	1.00				0			1.000	5,250	300			
Total Card Land Units								0.98	AC	Parcel Total Land Area: 0.98								Total Land Value										135,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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		133.50
Interior Floor 2			RCN		482,822
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1987
AC Type	01	NONE	Effective Year Built		2004
Bedrooms	4		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		21
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		79
Extra Kitchen St			RCNLD		381,400
FBM Sqft	817		Dep % Ovr		
FBM Quality	1		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	160	12.00	2008	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,633		32.42	52,945
FFL	1ST FLOOR	1,644	1,644		161.91	266,183
GAR	GARAGE	0	576		64.65	37,240
HST	HALF STORY	616	1,231		81.02	99,738
UAT	UNFIN ATTC	0	288		32.61	9,391
WDK	WOOD DECK	0	536		32.32	17,325
Ttl Gross Liv / Lease Area		2,260	5,908			482,822

