

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
OSEIBONSU SAMUEL ACHIAMAA AMA 217 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_387920_2855047 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	431100						431,100				
												RES LAND		101	137600						137,600				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000						1,000				
SUPPLEMENTAL DATA																									
Alt Prcl ID						Received																			
SP Permit						NIA																			
Chapter Land						Field 8																			
OC Dates						Field 9																			
In+Ex FY						Field 10																			
						Assoc Pid#																			
Total										569,700		569,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
OSEIBONSU SAMUEL PREDERGAST JACLYN M PRENDERGAST EDWARD F MERCIERI PAUL J LA PLANTE WILLIAM P +,				25314	0205	02-07-2024		Q	I	492,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				24654	0046	07-26-2022		U	I	0		1A		2025	101	392,100	2024	101	368,600	2023	101	338,700			
				20034	0347	09-27-2013		Q	I	345,000		00			101	137,600		101	137,600		101	125,600			
				12082	0477	01-04-2002		U	I	276,000					101	1,000		101	1,000		101	600			
				09213	0178	08-11-1995		U	V	118,000		1		Total		530,700	Total		507,200	Total		464,900			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY										
Total																									
ASSESSING NEIGHBORHOOD												Appraised BLDG. Value (Card) 431,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 137,600 Special Land Value 0 Total Appraised Parcel Value 569,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 569,700													
Nbhd		Nbhd Name				Tracing				Batch															
0001						101				MG															
NOTES																									
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					
B-24-286	05-15-2024	14	MIN ALT		1,314		06-05-2024		100		06-05-2024		1 DOOR-NEW FULL		06-05-2024			400	15	PERMIT VISIT					
202101029	03-25-2021	12	REROOF		16,000		06-28-2021		100						06-28-2021			400	15	PERMIT VISIT					
201500589	03-26-2015	62	SOLAR		62,475		04-24-2015		100		06-24-2016		ON GARAGE		06-24-2016			317	15	PERMIT VISIT					
29	03-17-1999	7	REMODEL		10,000										04-24-2015			317	15	PERMIT VISIT					
236	11-03-1997	3	GARAGE		5,000								GARAGE		06-27-2008			317	3	MEAS+INSPCTD					
314	12-16-1996	4	ADDITION		4,000								FMLY RM		04-02-2002			274	14	INSPECTED					
211	08-22-1996	10	SHED		500								SHED		02-28-2002			274	15	PERMIT VISIT					
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	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.37	134,800		
1	101	ONE FAM	RA				0.400	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	2,800		
Total Card Land Units							1.32	AC	Parcel Total Land Area: 1.32					Total Land Value										137,600	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)															
Element		Cd	Description			Element		Cd	Description												
Style		05	CAPE			Central Vac		1	YES												
Model		01	RESIDENTIAL			Basement Floor		12	CONCRETE												
Grade		C+	AVG. (+)			Bsmt Garage		0													
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		1	DRYWALL			COST / MARKET VALUATION															
Interior Wall 2						Adj Base Rate					134.00										
Interior Floor 1		3	HARDWOOD			RCN					519,407										
Interior Floor 2						Net Other Adj															
Heat Fuel		2	GAS			Year Built					1995										
Heat Type		1	FORCED H/A			Effective Year Built					2008										
AC Type		03	FULL			Depreciation Code					GD										
Bedrooms		4				Remodel Rating															
Full Baths		3				Year Remodeled															
Half Baths		0				Depreciation %					17										
Extra Fixtures		0				Functional Obsol															
Total Rooms		8				External Obsol															
Bath Style		G	GOOD			Cost Trend Factor					1										
Half Bath Style		N	NONE			Condition															
Kitchens		1				% Complete															
Kitchen Style		G	GOOD			Overall % Condition					83										
Extra Kitchens		0				RCNLD					431,100										
Extra Kitchen St		N	NONE			Dep % Ovr															
FBM Sqft		1142				Dep Ovr Comment															
FBM Quality		3				Misc Imp Ovr															
FIN ATC Sqft						Misc Imp Ovr Comment															
FIN ATC Quality						Cost to Cure Ovr															
Fireplaces		0				Cost to Cure Ovr Comment															
WS Flues		0																			
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	140	12.00	1996	60	0.00	AV	A	1.00	1,000								
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2015	83	1.00			0.00	0								
BUILDING SUB-AREA SUMMARY SECTION																					
Subarea	Description				Living	Gross	Eff Area	Unit Cost	Undeprec Value												
BMT	BASEMENT				0	1,428		32.76	46,788												
FFL	1ST FLOOR				1,440	1,440		163.59	235,574												
GAR	GARAGE				0	754		65.52	49,405												
OFP	OPEN PORCH				0	88		16.73	1,472												
PAT	PATIO				0	240		8.18	1,963												
TQS	3/4 STORY				741	988		122.69	121,222												
UHS	UNFIN HALF STORY				0	1,282		49.13	62,983												
Ttl Gross Liv / Lease Area					2,181	6,220			519,407												