

State Use 101
Print Date 11/17/2025 9:22:32 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
ROY ROBERT J ROY TAMMY L 30 SAUGUS AV EAST LONGMEADOW MA 01028 GIS ID F_377564_2852220												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	363600		363,600															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	111800		111,800															
												RESIDNTL.		101	2900		2,900															
				SUPPLEMENTAL DATA				Alt Prcl ID		Received																						
				SP Permit				NIA																								
				Chapter Land				Field 8																								
				OC Dates 3/9/2012				Field 9																								
				In+Ex FY				Field 10																								
Mailed								Assoc Pid#						Total		478,300		478,300														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
ROY ROBERT J LECH TOM FREEMAN JAIMIE TORCIA MICHAEL, DECOTEAU RONALD P TRUSTEE,				22241	0383	06-29-2018	Q	I	335,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				21773	0043	07-20-2017	Q	I	315,000		00	2025	101	340,200	2024	101	306,200	2023	101	281,400												
				19179	0334	03-26-2012	U	I	293,000		00	101	111,800	101	111,800	101	101,600															
				18801	0184	06-10-2011	U	V	71,000		1	101	2,900	101	2,900	101	1,900															
				18437	0509	08-30-2010	U	I	100		1B	Total	454,900	Total	420,900	Total	384,900															
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																				
Year	Code	Description			Amount	Code	Description			YEAR	Amount											Comm Int										
Total																																
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 363,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 111,800 Special Land Value 0 Total Appraised Parcel Value 478,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 478,300																				
Nbhd		Nbhd Name			Tracing			Batch																								
0001					101			MA																								
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-23-699	09-28-2023		9	ALTERATION		62,000		06-10-2024	100	05-23-2024	WDK TO SUNROO				06-10-2024			334	15	PERMIT VISIT
												222	08-10-2011		2	DWELLING		170,000					OC 3-9-12 1694 SF				11-30-2021			334	2	MEASURED
												03-09-2012 400 25 OC VISIT																				
												03-09-2012 317 2 MEASURED																				
												06-27-1980 500 14 INSPECTED																				
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	RC				12,000	SF	9.32	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.32	111,800										
Total Card Land Units							0.28	AC	Parcel Total Land Area: 0.28							Total Land Value							111,800									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
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	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		141.86
Interior Floor 2	4	CARPET	RCN		391,000
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2011
AC Type	03	FULL	Effective Year Built		2018
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		7
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		93
Extra Kitchen St	N	NONE	RCNLD		363,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	80	12.00	2018	60	0.00	AV	A	1.00	600
02	SHED/FR			L	120	12.00	2021	60	0.00	AV	A	1.00	900
19	PATIO			L	300	8.00	2018	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	756		34.43	26,032
FFL	1ST FLOOR	924	924		172.40	159,296
GAR	GARAGE	0	456		68.81	31,377
OPF	OPEN PORCH	0	32		16.16	517
SFL	2ND FLOOR	1,008	1,008		172.40	173,778
Ttl Gross Liv / Lease Area		1,932	3,176			391,000

