

State Use 101
Print Date 11/22/2025 8:08:13 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KUHN CHRISTOPHER 11 LORI LN EAST LONGMEADOW MA 01028 GIS ID F_376800_2847188												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	167100		167,100												
												RES LAND		101	113300		113,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	2400		2,400												
				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		282,800		282,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KUHN CHRISTOPHER GEARY LISA M, GEARY DANIEL M + LISA M, BLAIR RACHEL E				31508 LC-03 LC02- LC00		LC 0000 0000 0000		02-27-2004 12-31-2002 01-17-1992 06-29-1966		U U U U		I I I I		179,900 1 108,000 0		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
																		2025		101	151,900	2024	101	140,600	2023	101	129,200		
																				101	113,300		101	113,300		101	103,000		
																				101	2,400		101	2,400		101	1,800		
		Total		267,600		Total		256,300		Total		234,000																	
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 Appraised BLDG. Value (Card)167,100 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)2,400 Appraised Land Value (Bldg)113,300 Special Land Value0 Total Appraised Parcel Value282,800 Valuation MethodC Adjustment Net Total Appraised Parcel Value282,800															
Total																													
ASSESSING NEIGHBORHOOD																													
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				
201602875		11-21-2016		62		SOLAR		10,494		03-16-2017		100		03-16-2017		15` X 25` ABOVE G DECKSLIDER		03-16-2017					317		15	PERMIT VISIT			
201501318		09-08-2015		62		SOLAR		26,000		05-06-2016		100		05-06-2016				05-06-2016					317		15	PERMIT VISIT			
97		04-26-2007		11		POOL		3,500										12-26-2007					317		15	PERMIT VISIT			
137		06-01-1994		MN		Manual Note		4,080										03-23-2004					317		2	MEASURED			
																		01-13-1995					107		15	PERMIT VISIT			
																		04-01-1992		107		22	MAILER SENT						
																		05-19-1980		500		3	MEAS+INSPCTD						
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		RB				15,060 SF		7.52	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.52	113,300				
Total Card Land Units								0.35 AC	Parcel Total Land Area:				0.35	Total Land Value										113,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	177.02	
Interior Floor 2			RCN	265,200	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1966	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	167,100	
FBM Sqft	728		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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	96	12.00	1994	60	0.00	AV	A	1.00	700
01	SHED/MTL			L	80	10.00	2005	60	0.00	AV	A	1.00	500
08	POOL A-O			L	24	69.00	2007	70	0.00	GD	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	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		39.55	41,135	
FFL	1ST FLOOR	1,062	1,062		197.76	210,024	
OFF	OPEN PORCH	0	72		19.23	1,384	
WDK	WOOD DECK	0	320		39.55	12,657	
Ttl Gross Liv / Lease Area		1,062	2,494			265,200	

