

State Use 101
Print Date 11/22/2025 9:08:48 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
WALCZAK KARL J WALCZAK DAWN E B 25 BENT TREE DRIVE EAST LONGMEADOW MA 01028 GIS ID F_391312_2848712												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		444600		444,600																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		156100		156,100																	
												RESIDENTL.		101		14500		14,500																	
				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										615,200		615,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
WALCZAK KARL J CZUPRYNA				06260 0419		10-17-1986		U		I		208,900		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				05788 0116		04-03-1985		U		I		0		1		2025		101		402,700		2024		101		371,200		2023		101		339,800			
																101		156,100				101		156,100				101		142,100					
																		101		14,500				101		14,500				101		14,000			
Total										573,300										Total										541,800		Total		495,900	
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																APPROAISED VALUE SUMMARY															
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										444,600															
0001						101		NV		Appraised Xf (B) Value (Bldg)										0															
NOTES										Appraised Ob (B) Value (Bldg)										14,500															
										Appraised Land Value (Bldg)										156,100															
										Special Land Value										0															
										Total Appraised Parcel Value										615,200															
										Valuation Method										C															
										Adjustment																									
Net Total Appraised Parcel Value										615,200																									
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							
54		04-14-2003		10		SHED		2,500								SFR		06-26-2018						333		3		MEAS+INSPCTD							
43		04-01-2003		11		POOL		20,000										06-01-2006						311		1		LEFT NOTICE							
106		01-01-1986		MN		Manual Note												02-11-2004						311		15		PERMIT VISIT							
																		12-22-1999						247		3		MEAS+INSPCTD							
																		07-17-1992						107		14		INSPECTED							
																		06-22-1992						131		1		LEFT NOTICE							
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	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000												
1	101	ONE FAM		RAA				0.010	AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	100												
Total Card Land Units								0.93	AC	Parcel Total Land Area: 0.93								Total Land Value								156,100									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor		
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	26	WOOD	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	8	IRREGULAR			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	115.00	
Interior Floor 1	4	CARPET	RCN	562,792	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1986	
Heat Type	3	FORCED H/W	Effective Year Built	2004	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	21	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	79	
Extra Kitchens	0		RCNLD	444,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality	0		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2003	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	160	12.00	2003	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	1,718		28.98	49,794
FFL	1ST FLOOR	1,718	1,718		144.75	248,682
GAR	GARAGE	0	672		57.94	38,938
OPF	OPEN PORCH	0	132		14.26	1,882
SFL	2ND FLOOR	1,464	1,464		144.75	211,915
WDK	WOOD DECK	0	400		28.95	11,580
Ttl Gross Liv / Lease Area		3,182	6,104			562,792

