

State Use 101
Print Date 11/22/2025 9:41:27 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
JOHNSON WILLIAM F JOHNSON PAMELA H 35 FRASER DR EAST LONGMEADOW MA 01028 GIS ID F_391279_2845903												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	123900		123,900										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	158200		158,200										
												RESIDENTL.		101	43400		43,400										
				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		325,500		325,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
JOHNSON WILLIAM F				05657	0365	07-27-1984	U	I	0	1	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed						
											2025	101	112,500		2024	101	103,900		2023	101	95,400						
												101	158,200			101	158,200										
												101	43,400			101	43,400										
											Total		314,100		Total		305,500		Total		278,100						
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		NG																			
NOTES																											
												APPRaised VALUE SUMMARY															
												Appraised BLDG. Value (Card)										123,900					
												Appraised Xf (B) Value (Bldg)										0					
												Appraised Ob (B) Value (Bldg)										43,400					
												Appraised Land Value (Bldg)										158,200					
												Special Land Value										0					
Total Appraised Parcel Value										325,500																	
Valuation Method										C																	
Adjustment																											
Net Total Appraised Parcel Value										325,500																	
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			
384		12-16-2005		42	REPAIRS		25,000								FOUNDATION		02-20-2022					250	24	ABATEMENT VI			
16		01-22-1997		MN	Manual Note		49,500								REMODEL		04-12-2018					333	2	MEASURED			
216		10-01-1991		MN	Manual Note		7,000								FGR		03-29-2007					311	3	MEAS+INSPCTD			
																	03-09-2007					311	30	NOAH			
																	04-20-2006					311	2	MEASURED			
																	02-03-2006					311	15	PERMIT VISIT			
																	02-03-2006					311	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 Ric	Land Value		
1	101	ONE FAM		RA				40,000	SF	3.12	1.250	8	LAND	1.00	NG	1.00				0			1.000	3.9	156,000		
1	101	ONE FAM		RA				0.320	AC	7,000.00	1.000	0		1.00	NG	1.00				0			1.000	7,000	2,200		
Total Card Land Units								1.24	AC	Parcel Total Land Area:								1.24	Total Land Value								158,200

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		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	26	WOOD	Code	Description	
Exterior Wall 2	16	STONE VENR	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	4	CARPET	Adj Base Rate		135.33
Interior Floor 2			RCN		495,521
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1984
AC Type	03	FULL	Effective Year Built		2002
Bedrooms	4		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		23
Total Rooms	8		Functional Obsol		75
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		RV
Kitchen Style	G	GOOD	% Complete		25
Extra Kitchens	0		Overall % Condition		25
Extra Kitchen St			RCNLD		123,900
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			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1986	60	0.00	AV	A	1.00	11,300
04	GARAGE/L			L	1,02	36.00	1988	70	0.00	GD	G	1.25	32,100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,388		32.54	45,166
CFL	CATHEDRAL CE	940	940		167.31	157,267
FFL	1ST FLOOR	644	644		162.47	104,628
GAR	GARAGE	0	728		64.94	47,278
HST	HALF STORY	224	448		81.23	36,392
OPF	OPEN PORCH	0	104		15.62	1,625
TQS	3/4 STORY	585	780		121.85	95,043
WDK	WOOD DECK	0	252		32.24	8,123
Ttl Gross Liv / Lease Area		2,393	5,284			495,521

