

State Use 101
Print Date 11/22/2025 10:40:49

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
CHRISTENSEN THOMAS D CHRISTENSEN LINDSEY N 135 SANFORD ST EAST LONGMEADOW MA 01028 GIS ID F_393727_2849431												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	363200		363,200							
												RES LAND		101	147700		147,700							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	21100		21,100							
				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		532,000		532,000								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CHRISTENSEN THOMAS D CROCI JOHN P CJBUILDERS HOBCO INC				22424	0072	10-30-2018		Q	I	386,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				06389	0511	02-13-1987		U	I	210,000				2025	101	339,500	2024	101	313,700	2023	101	291,600		
				06262	0049	10-20-1986		U	V	1		1B		101	147,700	101	147,700	101	134,200					
				05951	0473	11-25-1985		U	I	0		1		101	21,100	101	21,100	101	19,100					
														Total	508,300	Total	482,500	Total	444,900					
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																								
Nbhd		Nbhd Name			Tracing			Batch			APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 363,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 21,100 Appraised Land Value (Bldg) 147,700 Special Land Value 0 Total Appraised Parcel Value 532,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 532,000													
0001					101			NG																
NOTES																								
B-25-380 COMP 7/10/25																								
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-25-486	08-14-2025	7	REMDEL		19,999	06-13-2019	0	Date Comp	KITCHEN			06-13-2019	Type	Is	400	15	PERMIT VISIT							
B-25-380	06-30-2025	8	RENOVATION		15,000		0		DEMO WATER DAM			06-06-2018			333	2	MEASURED							
201903135	11-01-2019	91	INSULATION		3,000		0		REPAIRS TO SILLS			07-08-2005			274	2	MEASURED							
201802668	08-21-2018	14	MIN ALT		1,200		100		IG POOL			12-01-1999			247	3	MEAS+INSPCTD							
117	05-01-1990	MN	Manual Note		8,200				SFR			06-29-1992			200	3	MEAS+INSPCTD							
209	01-01-1986	MN	Manual Note								11-15-1991	105	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				25,425 SF	4.65	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.81	147,700			
Total Card Land Units							0.58 AC	Parcel Total Land Area: 0.58							Total Land Value							147,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
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	4	CARPET	Adj Base Rate	133.02	
Interior Floor 2	3	HARDWOOD	RCN	459,695	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	21	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	363,200	
FBM Sqft	770		Dep % Ovr		
FBM Quality	1		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	720	29.00	1990	70	0.00	GD	A	1.00	14,600
02	SHED/FR			L	216	12.00	1995	70	0.00	GD	G	1.25	2,300
14	SCRN HSE			L	240	20.00	1995	70	0.00	GD	G	1.25	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,284		32.06	41,164	
FFL	1ST FLOOR	1,298	1,298		160.17	207,904	
GAR	GARAGE	0	576		63.96	36,840	
OFP	OPEN PORCH	0	72		15.57	1,121	
SFL	2ND FLOOR	1,040	1,040		160.17	166,579	
WDK	WOOD DECK	0	192		31.70	6,087	
Ttl Gross Liv / Lease Area		2,338	4,462			459,695	

