

State Use 101
Print Date 11/22/2025 10:41:36

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
SOUMAKIS CHRISTOPHER G 128 SANFORD ST EAST LONGMEADOW MA 01028 GIS ID F_393519_2849247													Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET			EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	352400		352,400											
				DRAINAGE					VIEW		COMMUNITY		RES LAND		101	147400		147,400											
				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		499,800		499,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
SOUMAKIS CHRISTOPHER G LYONS,DIANNE J B LYONS ROBERT J + DIANNE J B, VASICA JOSEPH A + HOBICO INC				18304	0430	05-19-2010		U	I		335,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				17649	0204	02-09-2009		U	I		1			2025	101	329,000	2024	101	303,500	2023	101	277,900							
				09958	0094	08-08-1997		U	I		225,000			101	147,400	101	147,400	101	134,200										
				06288	0449	11-13-1986		U	V		182,400			1															
HOBICO INC				05951	0473	11-25-1985		U	I		0		1	Total		476,400		Total		450,900		Total		412,100					
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												Appraised BLDG. Value (Card) 352,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 147,400 Special Land Value 0 Total Appraised Parcel Value 499,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 499,800																	
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				NG																			
NOTES																													
												VISIT / CHANGE HISTORY																	
												Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result	
												358	11-12-2008	7	REMODEL		35,350				MAIN BATH AND M		08-26-2019			334	2	MEASURED	
												3	01-08-1998	5	DEMOLITION		1,200				WOODSTOVE		03-11-2011			317	16	FIELDREV CHG	
												148	01-01-1986	MN	Manual Note						SFR		02-16-2010			316	14	INSPECTED	
																							02-13-2009			317	15	PERMIT VISIT	
											07-14-2005			274	14	INSPECTED													
											07-08-2005			274	2	MEASURED													
											01-17-2000			247	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	RA				25,370	SF	4.65	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.81	147,400							
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value							147,400						

The diagram illustrates a building layout with the following rooms and dimensions:

- WDK (Top Center):** 15 x 5
- WDK (Middle Left):** 11 x 11
- OSP (Middle Right):** 18 x 10
- FFL BMT (Bottom Center):** 16 x 16
- UAT GAR (Far Right):** 24 x 24
- SFL (Left Side):** 25 x 36
- SFL (Bottom Left):** 26 x 26
- SFL (Bottom Center):** 18 x 18
- SFL (Bottom Right):** 18 x 18
- SFL (Far Right):** 24 x 24

Dimensions are provided for each room and the corridor. The layout is color-coded: red for rooms and blue for the corridor.

128 SANFORD ST

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,188		31.57	37,495
FFL	1ST FLOOR	1,200	1,200		157.56	189,072
GAR	GARAGE	0	576		62.91	36,239
OFP	OPEN PORCH	0	72		15.32	1,103
OSP	SCRN PORCH	0	216		23.34	5,042
SFL	2ND FLOOR	972	972		157.56	153,148
UAT	UNFIN ATTC	0	576		31.46	18,119
WDK	WOOD DECK	0	183		31.86	5,830
Ttl Gross Liv / Lease Area		2,172	4,983			446,052