

State Use 101
Print Date 11/22/2025 11:34:27 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CABRERA FORTUNATA 274 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_393965_2847589												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	366800		366,800									
												RES LAND		101	145900		145,900									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	30300		30,300									
				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		543,000		543,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CABRERA FORTUNATA CABRERA JOSEPH JR, PERELLA				10613 0574		01-19-1999		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				06918 0201		07-29-1988		U		I		206,000		1		2025	101	342,800	2024	101	316,600	2023	101	290,500		
				04788 0020		06-28-1979		U		I		0					101	145,900		101	145,900		101	133,900		
																	101	30,300		101	30,300		101	28,300		
																Total		519,000		Total		492,800		Total		452,700
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				MG																
NOTES																										
														Appraised BLDG. Value (Card)								366,800				
														Appraised Xf (B) Value (Bldg)								0				
														Appraised Ob (B) Value (Bldg)								30,300				
														Appraised Land Value (Bldg)								145,900				
														Special Land Value								0				
Total Appraised Parcel Value								543,000																		
Valuation Method								C																		
Adjustment																										
Net Total Appraised Parcel Value								543,000																		
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			
202202090		06-13-2022		91	INSULATION		3,191				0				ADDITION POOL IG		04-13-2018				333	4	INFO AT DOOR			
30		03-06-1998		4	ADDITION		28,500						07-02-2005						274	3	MEAS+INSPCTD					
268		12-01-1990		MN	Manual Note		19,000						11-30-1999						247	3	MEAS+INSPCTD					
111		05-01-1990		MN	Manual Note		10,000						11-15-1999						247	15	PERMIT VISIT					
													03-19-1999						200	2	MEASURED					
													06-29-1992				200	3	MEAS+INSPCTD							
													01-16-1991				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				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	3.37	134,800
1	101	ONE FAM		RA				1.580	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000	11,100
Total Card Land Units								2.50	AC	Parcel Total Land Area:				2.50	Total Land Value										145,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
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	6	CERAMIC TL	Adj Base Rate	119.19	
Interior Floor 2	3	HARDWOOD	RCN	524,004	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1970	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	5		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	366,800	
FBM Sqft	669		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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	1.25	29.00	1990	60	0.00	AV	A	1.00	21,800
31	BARN			L	800	20.00	1975	30	0.00	PR	F	0.90	4,300
19	PATIO			L	600	8.00	1990	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	1,486		28.54	42,417	
FFL	1ST FLOOR	1,766	1,766		142.82	252,219	
GAR	GARAGE	0	576		57.03	32,848	
PAT	PATIO	0	408		7.00	2,856	
SFL	2ND FLOOR	1,356	1,356		142.82	193,663	
Ttl Gross Liv / Lease Area		3,122	5,592			524,004	

