

State Use 101
Print Date 11/22/2025 12:05:20

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
WOLF CHRISTOPHER MASCARENHAS DISHA 12 PEMBROKE TR EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		463500		463,500															
												RES LAND		101		156100		156,100															
												RESIDENTL.		101		1300		1,300															
				SUPPLEMENTAL DATA																													
				Alt Prcl ID SP Permit Chapter Land OC Dates 8/6/2003 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
GIS ID F_382826_2843720																Total		620,900		620,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
WOLF CHRISTOPHER NEAL JENNIFER + DOUGLAS BAUER ANDREW C ROBERTSON,JOHN A DAVIS JOHN H,STEPHEN A TRUSTEE OF				23952 0136		06-21-2021		Q		I		524,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				21043 0004		01-27-2016		Q		I		430,000		00		2025		101		433,400		2024		101		405,400		2023		101		376,700	
				17920 0139		07-30-2009		U		I		480,000						101		156,100				101		156,100				101		142,100	
				12913 0488		01-31-2003		U		V		87,500		1P				101		1,300				101		1,300				101		800	
				09348 0253		12-27-1995		U		V		1		1A																			
																Total		590,800		Total		562,800		Total		519,600							
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) 463,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 620,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 620,900																			
Nbhd		Nbhd Name				Tracing		Batch																									
0001						101		NV																									
NOTES														GREATWOODS																			
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-25-556		09-18-2025		9		ALTERATION		48,000				0		06-11-2006		FINISH PART OF B		01-24-2017						317		16		FIELDREV CHG					
52		03-01-2006		7		REMODEL		5,600						08-06-2003				02-10-2010						317		16		FIELDREV CHG					
34		03-24-2003		2		DWELLING		145,200										04-19-2007						311		14		INSPECTED					
																		03-29-2007						311		30		NOAH					
																		02-28-2007						311		15		PERMIT VISIT					
																		02-08-2007						311		30		NOAH					
																		01-27-2004						296		3		MEAS+INSPCTD					
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	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	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	3	HARDWOOD	Adj Base Rate	129.64	
Interior Floor 2	4	CARPET	RCN	558,442	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	463,500	
FBM Sqft	338		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	160	12.00	2014	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	1,260		35.05	44,157	
FFL	1ST FLOOR	1,332	1,332		175.23	233,400	
GAR	GARAGE	0	576		69.97	40,302	
OFP	OPEN PORCH	0	14		12.52	175	
PAT	PATIO	0	45		7.79	350	
SFL	2ND FLOOR	1,290	1,290		175.23	226,040	
WDK	WOOD DECK	0	400		35.05	14,018	
Ttl Gross Liv / Lease Area		2,622	4,917			558,442	

