

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
KEOUGH KEVIN P KEOUGH KATHERINE P 85 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385678_2857081												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	443600		443,600										
												RES LAND		101	153400		153,400										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20000		20,000										
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		617,000		617,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
KEOUGH KEVIN P MURRAY MICHAEL R CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				25623 0421		10-24-2024		Q	I	660,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				11307 0179		08-17-2000		U	V	70,000		1P	2025	101	409,200	2024	101	382,500	2023	101	355,100						
				03336 0247		05-13-1968		U	V	1		1E		101	153,400		101	153,400		101	138,000						
				00000 0000				U		0				101	20,000		101	20,000		101	18,900						
Total												582,600		Total		555,900		Total		512,000							
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 VALUE SUMMARY											
Nbhd		Nbhd Name					Tracing				Batch																
0001							101				NV																
NOTES																APPRAISED VALUE SUMMARY											
																Appraised BLDG. Value (Card)						443,600					
																Appraised Xf (B) Value (Bldg)						0					
																Appraised Ob (B) Value (Bldg)						20,000					
																Appraised Land Value (Bldg)						153,400					
																Special Land Value						0					
																Total Appraised Parcel Value						617,000					
																Valuation Method						C					
																Adjustment											
																Net Total Appraised Parcel Value						617,000					
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			
B-25-586		09-30-2025		8	RENOVATION		40,000				0				FINISH BONUS RO		05-29-2018					333	2	MEASURED			
260		08-22-2008		26	GAZEBO		11,000								INGROUND		09-29-2010					311	2	MEASURED			
252		09-26-2001		11	POOL		18,500										01-23-2009					317	15	PERMIT VISIT			
143		06-01-2000		2	DWELLING		197,000										09-12-2002					274	3	MEAS+INSPCTD			
																	02-21-2002					274	15	PERMIT VISIT			
																	01-24-2001					247	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				32,087		SF	3.82	1.250	9	LAND	1.00	NV	1.00			0			1.000	4.78		153,400	
Total Card Land Units								0.74		AC	Parcel Total Land Area: 0.74				Total Land Value										153,400		

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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		133.54
Interior Floor 1	3	HARDWOOD	RCN		515,862
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2000
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		86
Extra Kitchens	0		RCNLD		443,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	495		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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	800	29.00	2001	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	160	12.00	2008	70	0.00	GD	A	1.00	1,300
19	PATIO			L	220	8.00	2007	60	0.00	AV	A	1.00	1,100
21	PAVILLION/C	OB	Outbuildi	L	120	20.00	2016	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,100		36.48	40,131	
FFL	1ST FLOOR	1,100	1,100		182.41	200,654	
GAR	GARAGE	0	576		72.84	41,955	
OPF	OPEN PORCH	0	54		16.89	912	
SFL	2ND FLOOR	1,100	1,100		182.41	200,654	
UHS	UNFIN HALF STORY	0	576		54.79	31,557	
Ttl Gross Liv / Lease Area		2,200	4,506			515,862	

