

State Use 101
Print Date 11/22/2025 12:12:44

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
ROSS CHARLES B ROSS LAUREEN 86 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385620_2857345 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		396400		396,400															
												RES LAND		101		153100		153,100															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		3100		3,100															
				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		552,600		552,600															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
ROSS CHARLES B CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				11778 03336 00000		0429 0247 0000		07-27-2001 05-13-1968		U U U		I V U		281,875 1 0		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																2025		101		371,100		2024		101		347,500		2023		101		323,200	
																		101		153,100				101		153,100				101		137,500	
																		101		3,100				101		3,100				101		2,400	
																Total								527,300		Total				503,700		Total	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																	
												</																					

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	Percentage
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	139.43	
Interior Floor 2	4	CARPET	RCN	460,944	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	14	
Total Rooms	7		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	86	
Extra Kitchen St			RCNLD	396,400	
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	160	12.00	2002	70	0.00	GD	G	1.25	1,700
28	B-BALL C			L	1	0.00	2009	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	858		38.39	32,938	
CFL	CATHEDRAL CE	377	377		197.09	74,303	
FFL	1ST FLOOR	537	537		191.50	102,836	
GAR	GARAGE	0	596		76.47	45,577	
HST	HALF STORY	110	220		95.75	21,065	
OPF	OPEN PORCH	0	90		19.15	1,724	
PAT	PATIO	0	196		9.77	1,915	
SFL	2ND FLOOR	943	943		191.50	180,586	
Ttl Gross Liv / Lease Area		1,967	3,817			460,944	

