

State Use 101
Print Date 11/17/2025 10:09:39

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
OCONNOR KAREN M ONEIL WILLIAM J 74 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377523_2850022												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	280100		280,100									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	116200		116,200									
												RESIDNTL.		101	700		700									
				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		397,000		397,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
OCONNOR KAREN M OCONNOR KAREN M LICHT KENNETH M +, LICHT KENNETH M GRAY STEWART M				23964	0443	06-28-2021	U	I			0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				12810	0164	12-16-2002	U	I			1	1A	2025	101	254,600	2024	101	235,500	2023	101	216,300					
				08292	0272	12-29-1992	U	I			1	1A		101	116,200		101	116,200		101	105,600					
				07795	0073	08-30-1991	U	I			141,000															
				06979	0134	09-29-1988	U	I			95,000	1A	Total		370,800	Total		351,700	Total		321,900					
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 Appraised BLDG. Value (Card) 280,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 116,200 Special Land Value 0 Total Appraised Parcel Value 397,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 397,000										
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				MA																
NOTES																										
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	
202101099		03-31-2021		4		ADDITION		46,443		06-21-2022		100		06-21-2022		4 SEASON ROOM 3		04-01-2025				1	334	2	MEASURED	
201302619		08-26-2013		91		INSULATION		4,164				100		05-01-2014				06-21-2022					334	15	PERMIT VISIT	
																		07-13-2021					334	15	PERMIT VISIT	
																		05-01-2014					250	22	MAILER SENT	
																		04-01-2004					250	22	MAILER SENT	
																		02-18-2004					311	2	MEASURED	
																		04-27-1992				107	22	MAILER SENT		
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		RB				21,160	SF	5.49	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.49	116,200	
Total Card Land Units								0.49	AC	Parcel Total Land Area: 0.49								Total Land Value								116,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 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	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	147.56	
Interior Floor 2	4	CARPET	RCN	363,744	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1966	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2021	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	280,100	
FBM Sqft	1017		Dep % Ovr		
FBM Quality	1		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	100	12.00	2022	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,356		32.80	44,483	
FFL	1ST FLOOR	1,676	1,676		164.14	275,106	
GAR	GARAGE	0	588		65.60	38,574	
OFP	OPEN PORCH	0	16		20.52	328	
WDK	WOOD DECK	0	160		32.83	5,253	
Ttl Gross Liv / Lease Area		1,676	3,796			363,744	

