

State Use 101
Print Date 11/24/2025 8:46:16 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
OCONNOR MICHELLE OCONNOR THOMAS S 25 WINDSOR LN EAST LONGMEADOW MA 01028 GIS ID F_380385_2842998												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		709000		709,000																	
												RES LAND		101		156400		156,400																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		31400		31,400																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 12/28/23 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		896,800		896,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
OCONNOR MICHELLE OCONNOR MICHELLE DAVIS JOHN + STEPHEN A DAVIS TR ASM + CO INC				24732		0224		09-20-2022		U		V		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				24328		0043		12-28-2021		Q		V		125,000		00		2025		101		662,400		2024		101		547,200		2023		130		119,600	
				09348		0266		12-27-1995		U		V		745,000		1				101		156,400				101		156,400							
				00000		0000				U				0				Total		850,200		Total		703,600		Total		119,600							
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																																			
Nbhd			Nbhd Name						Tracing			Batch																							
0001									130			NV																							
NOTES																																			
FY23 PLAN 393-32 8/16/21 REDUCE TO 42,396.84 SF																																			
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-23-772		10-29-2023		11		POOL		62,000		06-10-2024		100				IG 18X36		06-10-2024						334		15		PERMIT VISIT							
202202798		09-28-2022		2		DWELLING		810,000		07-12-2023		100		08-24-2023		NEW SFD- 4 BD, 2.5		08-24-2023						400		25		OC VISIT							
																		07-12-2023						334		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	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000												
1	101	ONE FAM		RA				0.055	AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	400												
Total Card Land Units								0.97	AC	Parcel Total Land Area: 0.97								Total Land Value								156,400									

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	A-	V GOOD-	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	101	ONE FAM	Percentage
Roof Structure	2	HIP			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	110.88	
Interior Floor 2	4	CARPET	RCN	708,991	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2023	
AC Type	03	FULL	Effective Year Built	2025	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	0	
Total Rooms	9		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	100	
Extra Kitchen St	N	NONE	RCNLD	709,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	648	29.00	2024	85	0.00	VG	V	1.50	24,000
19	PATIO			L	1,05	8.00	2024	70	0.00	GD	G	1.25	7,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,682		35.13	59,083	
CFL	CATHEDRAL CE	208	208		180.91	37,630	
FFL	1ST FLOOR	1,474	1,474		175.84	259,190	
GAR	GARAGE	0	864		70.42	60,841	
OPF	OPEN PORCH	0	76		18.51	1,407	
PAT	PATIO	0	318		8.85	2,813	
SFL	2ND FLOOR	1,574	1,574		175.84	276,774	
WDK	WOOD DECK	0	318		35.39	11,254	
Ttl Gross Liv / Lease Area		3,256	6,514			708,991	

