

State Use 101
Print Date 11/24/2025 9:07:45 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CONBOY CHRISTOPHER + MELANIE 27 BETTERLEY LN EAST LONGMEADOW MA 01028 GIS ID F_382148 2846957												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		576200		576,200																	
												RES LAND		101		148900		148,900																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		2000		2,000																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 8/29/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
														Total		727,100		727,100																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CONBOY CHRISTOPHER + MELANIE A BRETТА CONSTRUCTION LLC BRETТА DEVELOPMENT LLC BETTERLEY EDWARD W JR CAROLE A, BU				20422 0107		09-11-2014		Q		I		480,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				20422 0104		09-11-2014		U		I		1		1F		2025		101		539,800		2024		101		482,400		2023		101		447,400			
				17745 0133		04-16-2009		U		V		270,000		1V				101		148,900				101		148,900				101		135,300			
				00000 0000						U		0																							
																Total		688,700		Total		631,300		Total		582,700									
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			NG																							
NOTES																																			
BOOK PLANS BK 350 P123 BK PLANS 354-49-LOT E LOT 4-BK PLANS 357-P112 PLAN BK PG 367-51																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										576,200 0 2,000 148,900 0 727,100 C 727,100									
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-24-721		11-26-2024		10		SHED		10,000		07-01-2025		100		12-26-2024		12X20		07-01-2025						334		15		PERMIT VISIT							
B-23-879		12-26-2023		62		SOLAR		36,011		06-12-2024		100		04-19-2024		23 PANELS		06-12-2024						400		15		PERMIT VISIT							
B-23-651		09-15-2023		9		ALTERATION		35,000		06-12-2024		100		01-03-2024		PARTIAL FIN BMT -		06-11-2024						334		15		PERMIT VISIT							
201302615		09-23-2013		2		DWELLING		348,000		12-13-2013		100		12-13-2013		OC 8/29/2014 36		09-10-2014 12-13-2013		01				400 317		25 2		OC VISIT MEASURED							
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	8	LAND	0.95	NG	1.00	ESMT				0			1.000	3.71	148,400									
1	101	ONE FAM		RA				0.070	AC	7,000.00	1.000	0		0.95	NG	1.00	ESMT				0			1.000	6,650	500									
Total Card Land Units								0.99	AC	Parcel Total Land Area: 0.99								Total Land Value								148,900									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	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			101	ONE FAM	
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	112.65	
Interior Floor 2	4	CARPET	RCN	613,022	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2019	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	6	
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	94	
Extra Kitchen St	N	NONE	RCNLD	576,200	
FBM Sqft	900		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft	0		Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	94	1.00	AV	A	0.00	0
02	SHED/FR			L	240	12.00	2025	70	0.00	GD	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,641		31.27	51,320
CFL	CATHEDRAL CE	143	143		160.84	23,000
FFL	1ST FLOOR	1,498	1,498		156.46	234,382
GAR	GARAGE	0	576		62.48	35,986
HST	HALF STORY	414	828		78.23	64,776
OFP	OPEN PORCH	0	44		14.22	626
SFL	2ND FLOOR	1,246	1,246		156.46	194,953
WDK	WOOD DECK	0	256		31.17	7,980
Ttl Gross Liv / Lease Area		3,301	6,232			613,022

