

State Use 101
Print Date 11/24/2025 9:19:00 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CULBERTSON JODI A CHASZAR NICOLE M 22 WISTERIA LN EAST LONGMEADOW MA 01028 GIS ID F_385437_2846102												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	443700		443,700												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	155400		155,400												
												RESIDNTL.		101	600		600												
				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		599,700		599,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CULBERTSON JODI A BEDROCK FINANCIAL LLC TRUSTEE GOLDSTEIN MARIE L ESTATE OF,				20107		0038		11-20-2013		Q		I		380,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				18715		0224		03-24-2011		U		I		285,000		1V		2025		101	415,900	2024		101	385,400	2023		101	358,800
				00000		0000				U				0						101	155,400			101	155,400			101	141,200
																				101	600			101	600			101	400
																				Total		571,900		Total		541,400		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			
																		APPRaised VALUE SUMMARY											
																		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											
																		443,700 0 600 155,400 0 599,700 C 599,700											
																		VISIT / CHANGE HISTORY											
																		Date Type Is Id Cd Purpose/Result											
																		12-01-2021 11-14-2013 06-28-2013 06-28-2013 05-24-2013 05-24-2013											
																		334 400 317 317 105 105											
																		2 25 15 2 16 16											
																		MEASURED OC VISIT PERMIT VISIT MEASURED FIELDREV CHG FIELDREV CHG											
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				38,569 SF	3.22	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.03	155,400								
Total Card Land Units							0.89 AC	Parcel Total Land Area: 0.89							Total Land Value										155,400				

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	135.97	
Interior Floor 1	3	HARDWOOD	RCN	472,038	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2019	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %	6	
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		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	94	
Extra Kitchens	0		RCNLD	443,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	766		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
02	SHED/FR			L	80	12.00		60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	958		35.86	34,356
FFL	1ST FLOOR	958	958		178.94	171,422
GAR	GARAGE	0	480		71.58	34,356
OFP	OPEN PORCH	0	32		16.78	537
SFL	2ND FLOOR	1,258	1,258		178.94	225,104
WDK	WOOD DECK	0	174		35.99	6,263
Ttl Gross Liv / Lease Area		2,216	3,860			472,038

