

State Use 101
Print Date 11/17/2025 10:17:03

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
FORDHAM BENJAMIN D HAYNIE ROBYN E 48 EDMUND ST EAST LONGMEADOW MA 01028 GIS ID F_379220_2850367 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	166700		166,700								
												RES LAND		101	114700		114,700								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	6400		6,400								
				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		287,800		287,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
FORDHAM BENJAMIN D TURNBERG JAMES M CHMURA ANNA S,C/O HERITAGE WOODS #				24867		0250		01-05-2023		Q		I		275,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										U		I		172,000			2025	101	151,200	2024	101	139,700	2023	101	113,800
										U		I		0				101	114,700		101	114,700		101	104,300
																		101	6,400		101	6,400		101	5,800
																	Total	272,300		Total		260,800		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												
Total																									
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name				Tracing		Batch																	
0001						101		MA																	
NOTES														APPROAISED VALUE SUMMARY											
														Appraised BLDG. Value (Card)						166,700					
														Appraised Xf (B) Value (Bldg)						0					
														Appraised Ob (B) Value (Bldg)						6,400					
														Appraised Land Value (Bldg)						114,700					
														Special Land Value						0					
														Total Appraised Parcel Value						287,800					
														Valuation Method						C					
Adjustment																									
Net Total Appraised Parcel Value						287,800																			
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-25-452		08-05-2025		91	INSULATION		5,600		0					09-30-2016 03-04-2004 05-12-1980			317 311 500	2 3 3	MEASURED MEAS+INSPCTD MEAS+INSPCTD						
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	RC				17,950 SF	6.39	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.39	114,700				
Total Card Land Units							0.41 AC	Parcel Total Land Area: 0.41							Total Land Value							114,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
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	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	174.62	
Interior Floor 2	4	CARPET	RCN	264,533	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		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	63	
Extra Kitchen St			RCNLD	166,700	
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			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
03	GARAGE	OB	Outbuildi	L	308	32.00	1960	50	0.00	FR	A	1.00	4,900
08	POOL A-O			L	31	69.00	2015	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,092		38.13	41,638
EFP	ENCL PORCH	0	140		95.50	13,370
FFL	1ST FLOOR	1,092	1,092		191.00	208,570
OPF	OPEN PORCH	0	48		19.90	955
Ttl Gross Liv / Lease Area		1,092	2,372			264,533

