

State Use 101
Print Date 11/17/2025 10:28:38

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
GARSTKA CHRISTINE 73 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_378094_2850645 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	231300		231,300						
												RES LAND		101	116100		116,100						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11100		11,100						
				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		358,500		358,500							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GARSTKA CHRISTINE HUMES LINDA TR FEDERICI GERARD M				25057	0278	06-27-2023	U	I	330,000		1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				24613	0078	06-28-2022	U	I	100		2025		101	210,800	2024	101	195,200	2023	101	179,700			
				03066	0523	10-14-1964	U	I	0		101		116,100	101	116,100	101	116,100	101	105,600				
											101		11,100	101	11,100	101	10,800						
											Total		338,000	Total	322,400	Total	296,100						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor 											

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		Percentage
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		155.75	
Interior Floor 1	4	CARPET	RCN		330,497	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1964	
Heat Type	3	FORCED H/W	Effective Year Built		1995	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		70	
Extra Kitchens	0		RCNLD		231,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	664		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	2		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	96	12.00	1965	60	0.00	AV	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	512	29.00	1988	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,328		35.31	46,887	
FFL	1ST FLOOR	1,328	1,328		176.27	234,080	
GAR	GARAGE	0	528		70.44	37,192	
OFP	OPEN PORCH	0	48		18.36	881	
PAT	PATIO	0	144		8.57	1,234	
WDK	WOOD DECK	0	288		35.50	10,223	
Ttl Gross Liv / Lease Area		1,328	3,664			330,497	

