

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
CHRISTIANSON CHARLES A KELLY KAREN A 19 BAYMOR DR EAST LONGMEADOW MA 01028 GIS ID F_378482_2850179												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	227800		227,800													
												RES LAND		101	111000		111,000													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13500		13,500													
				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		352,300		352,300														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
CHRISTIANSON CHARLES A DUNIA DOMINIC V				07455		0478		05-17-1990		U		I		126,000				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				02560		0322		08-08-1957		U		I		0				2025		101	206,500	2024	101	190,500	2023	101	174,500			
																		101	111,000		101	111,000		101	100,900					
																		101	13,500		101	13,500		101	11,300					
				Total										Total		331,000		Total		315,000		Total		286,700						
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						101				MA																				
NOTES																														
														Appraised BLDG. Value (Card)								227,800								
														Appraised Xf (B) Value (Bldg)								0								
														Appraised Ob (B) Value (Bldg)								13,500								
														Appraised Land Value (Bldg)								111,000								
														Special Land Value								0								
														Total Appraised Parcel Value								352,300								
														Valuation Method								C								
														Adjustment																
														Net Total Appraised Parcel Value								352,300								
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		
201401005		04-16-2014		4		ADDITION		19,000		06-13-2014		100		06-13-2014		12 X 12 ADDITION		06-13-2014						317		15		PERMIT VISIT		
318		11-01-1992		MN		Manual Note		3,250								ADDITION		05-19-2004						318		14		INSPECTED		
																		04-01-2004						250		22		MAILER SENT		
																		02-24-2004						311		2		MEASURED		
																		02-25-1993						131		15		PERMIT VISIT		
																		04-27-1992						107		22		MAILER SENT		
																		07-08-1991						181		2		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		RC						10,400		SF	10.67		1.000	5	LAND	1.00	MA	1.00			0			1.000	10.67	111,000		
										Total Card Land Units		0.24		AC	Parcel Total Land Area: 0.24												Total Land Value		111,000	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style		05	CAPE				Central Vac	0	NO				
Model		01	RESIDENTIAL				Basement Floor	12	CONCRETE				
Grade		C	AVERAGE				Bsmt Garage						
Stories		1.50	1 1/2 STORIES				Units	1					
Foundation		2	CONC BLOCK				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		2	PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				153.46		
Interior Floor 1		3	HARDWOOD				RCN				325,435		
Interior Floor 2		4	CARPET				Net Other Adj						
Heat Fuel		1	OIL				Year Built				1957		
Heat Type		3	FORCED H/W				Effective Year Built				1995		
AC Type		01	NONE				Depreciation Code				GD		
Bedrooms		4					Remodel Rating						
Full Baths		2					Year Remodeled						
Half Baths		0					Depreciation %				30		
Extra Fixtures		0					Functional Obsol						
Total Rooms		7					External Obsol						
Bath Style		A	AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens		1					% Complete						
Kitchen Style		A	AVERAGE				Overall % Condition				70		
Extra Kitchens		0					RCNLD				227,800		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							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
03	GARAGE	OB	Outbuildi	L	483	32.00	1957	70	0.00	GD	A	1.00	10,800
02	SHED/FR			L	80	12.00	1992	70	0.00	GD	A	1.00	700
19	PATIO			L	324	8.00	2013	70	0.00	GD	A	1.00	1,800
41	IMP SHD			L	24	10.00	2000	70	0.00	GD	A	1.00	200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	950		33.19	31,531			
EFP	ENCL PORCH					0	192		82.98	15,932			
FFL	1ST FLOOR					950	950		165.95	157,656			
TQS	3/4 STORY					713	950		124.55	118,325			
WDK	WOOD DECK					0	60		33.19	1,991			
Ttl Gross Liv / Lease Area						1,663	3,102			325,435			

