

State Use 101
Print Date 11/17/2025 10:39:09

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
RYAN JOHN J III RYAN MARIA G 198 MAPLE ST EAST LONGMEADOW MA 01028 GIS ID F_377534_2848276												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	464000		464,000																						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113000		113,000																						
				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		577,000		577,000																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
RYAN JOHN J III RYAN JOHN J CALABRESE LOUIS A CZAPLICKI,LAUREN J TRUSTEE BRADLEY WILLIAM R,HEIRS & DEVISEES O				25510 0334		07-29-2024		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				24914 0063		02-21-2023		Q		I		575,000		00		2025	101	423,900	2024	101	398,400	2023	101	333,400															
				12326 0104		05-14-2002		U		V		67,000		1B			101	113,000		101	113,000		101	103,000															
				11953 0419		11-01-2001		U		V		58,500				Total	536,900		Total	511,400		Total	436,400																
06167 0254		07-25-1986		U		I		1		1																													
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																																							
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															
202102347		07-14-2021		91	INSULATION		9,104		05-07-2014		0		05-07-2014				04-01-2025					334	3	MEAS+INSPCTD															
201702803		10-25-2017		91	INSULATION		3,877				0						105					15	PERMIT VISIT																
201303224		12-30-2013		12	REROOF		22,153				100						311					15	PERMIT VISIT																
36		03-19-2004		2	DWELLING		133,000										311					3	MEAS+INSPCTD																
																	06-03-1980				500	14	INSPECTED																
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		RB				40,000	SF	3.12	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.81	112,400														
1	101	ONE FAM		RB				0.090	AC	7,000.00	1.000	0		1.00	MA	1.00				0			1.000	7,000	600														
Total Card Land Units								1.01	AC	Parcel Total Land Area:			1.01	Total Land Value								113,000																	

Account # 883

Bldg # 1

Card # 1 of 1

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MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	138.40
RCN	521,309
Net Other Adj	
Year Built	2004
Effective Year Built	2014
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	89
RCNLD	464,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
SUMMARY SECTION							
ng	Gross	Eff Area	Unit Cost	Undeprec Value			
0	1,839		37.40	68,785			
1,839	1,839		186.92	343,739			
0	576		74.64	42,991			
288	576		93.46	53,832			
0	280		18.69	5,234			
0	178		37.80	6,729			
2,127	5,288			521,309			

