

State Use 101
Print Date 11/17/2025 10:52:11 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CASTANHO MATTHEW C 15 YORKSHIRE PL EAST LONGMEADOW MA 01028 GIS ID F_379554_2844751												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	336300		336,300									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	148200		148,200									
												RESIDNTL.		101	900		900									
				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		485,400		485,400												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
CASTANHO MATTHEW C ZELEK JOHN J VANGNESS,PETER A ROULIER DAN &,ASSOCIATES INC DAVIS JOHN H + STEPHEN A,				22723 0555		06-24-2019		Q	I	340,000		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed			
				10907 0528		08-30-1999		U	V	192,000		2025	101	315,200		2024	101	292,100		2023	101	259,100				
				10303 0441		05-29-1998		U	I	176,200			101	148,200			101	148,200			101	134,200				
				10303 0437		05-29-1998		U	V	50,000			101	900			101	900								
00000 0000								U		0			Total		464,300		Total		441,200		Total		393,300			
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												APPRaised VALUE SUMMARY										
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)								336,300				
0001						101				NG				Appraised Xf (B) Value (Bldg)								0				
NOTES										Appraised Ob (B) Value (Bldg)								900								
										Appraised Land Value (Bldg)								148,200								
										Special Land Value								0								
										Total Appraised Parcel Value								485,400								
										Valuation Method								C								
										Adjustment																
										Net Total Appraised Parcel Value								485,400								
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-25-502		08-25-2025		62	SOLAR		45,989				0				31 PANELS		07-12-2023					334	15	PERMIT VISIT		
B-23-118		03-01-2023		9	ALTERATION		10,000		07-12-2023		100		11-14-2023		FINISH BMT		06-30-2021					400	15	PERMIT VISIT		
202001098		04-03-2020		62	SOLAR		13,376		06-13-2022		0				PROJECT ON HOL		05-22-2020					400	15	PERMIT VISIT		
250		12-04-1997		2	DWELLING		145,500										01-13-2017					119	2	MEASURED		
																	04-26-2004					317	13	MISSED APPT		
																	03-30-2004					250	22	MAILER SENT		
																	12-05-2003					274	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		MULT				25,866 SF	4.58	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.73	148,200				
Total Card Land Units								0.59 AC	Parcel Total Land Area: 0.59								Total Land Value								148,200	

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	C+	AVG. (+)	Bsmt Garage	0	
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		142.65
Interior Floor 1	3	HARDWOOD	RCN		395,688
Interior Floor 2	15	LAMINATE	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1997
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		85
Extra Kitchens	0		RCNLD		336,300
Extra Kitchen St	G	GOOD	Dep % Ovr		
FBM Sqft	724		Dep Ovr Comment		
FBM Quality	5		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	0				

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	112	12.00	2021	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	884		35.56	31,435	
FFL	1ST FLOOR	884	884		177.60	156,996	
GAR	GARAGE	0	576		70.92	40,847	
PAT	PATIO	0	378		8.93	3,374	
SFL	2ND FLOOR	884	884		177.60	156,996	
WDK	WOOD DECK	0	168		35.94	6,038	
Ttl Gross Liv / Lease Area		1,768	3,774			395,688	

