

Property Location: 154 VINELAND AV

Account #3397

MAP ID:3B/ 82/ 498/ /

Bldg Name:

State Use:101

Vision ID: 3343

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 13:46

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																												
TESINI GARY J TESINI KAREN N 154 VINELAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																						
											RESIDENTL.		101						109,000		109,000																						
											RES LAND		101						78,100		78,100																						
											RESIDENTL.		101		400		400																										
SUPPLEMENTAL DATA																																											
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376562_2853022				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																				
Total											187,500				187,500																												
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																												
TESINI GARY J TESINI IREN			6215/ 156 02626/ 0072		09/05/1986 08/22/1958		U I U I		70,000 0		V.C.		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value														
													2015		101		109,000		2014		B		102,300		2013		B		102,000														
													2015		101		78,100		2014		L		80,600		2013		L		80,600														
													2015		101		400		2014		O		600		2013		O		600														
													Total:				187,500		Total:				183,500		Total:				183,200														
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 109,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 187,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 187,500																													
Year		Type		Description		Amount		Code		Description		Number												Amount		Comm. Int.																	
Total:																																											
ASSESSING NEIGHBORHOOD																																											
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																															
0001/A									101			MA																															
NOTES																																											
FPL BLOCKED FOR WDTV.																																											
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															
105		04/26/2002		12		REROOF		4,000				0				NVC		06/05/2006						250		11		ENTRY DENIED															
																		05/12/2006						250		22		MAILER SENT															
																		12/19/2002						274		15		PERMIT VISIT															
																		09/04/1990						131		3		MEAS+INSPCTD															
																		06/12/1980						500		3		MEAS+INSPCTD															
LAND LINE VALUATION SECTION																																											
B #		Use Code		Use Description		Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value					
1		101		ONE FAM		RC								10,000		SF		7.81		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		7.81		78,100	
Total Card Land Units:														0.23		AC		Parcel Total Land Area:				0.23 AC				Total Land Value:										78,100							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft	246		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		103.40	
Heat Fuel	1		OIL	Replace Cost		149,311	
Heat Type	3		FORCED H/W	AYB		1957	
AC Type	03		Full	EYB		1987	
Bedrooms	3			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Dep %		27	
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		73	
Basement Floor				Apprais Val		109,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	492		20.60	10,133	
FFL	1ST FLOOR	1,192	1,192		103.40	123,254	
GAR	GARAGE	0	384		41.47	15,924	
Ttl. Gross Liv/Lease Area:		1,192	2,068	1,444		149,311	

