

Property Location: 154 VINELAND AV

Account #3397

MAP ID:3B/ 82/ 498/ /

Bldg Name:

1 of 1

Sec #:

1 of

1

Card

1

of

1

State Use:101

Print Date:12/02/2016 13:45

Vision ID: 3343

CURRENT OWNER

TESINI GARY J
TESINI KAREN N
154 VINELAND AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_376562_2853022

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

110,100

110,100

RES LAND

101

80,400

80,400

RESIDENTL.

101

400

400

Total

190,900

190,900

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

TESINI GARY J
TESINI IREN

6215/ 156
02626/ 0072

09/05/1986
08/22/1958

U
U

I
I

70,000
0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

109,000

2015

101

109,000

2014

B

102,300

2016

101

78,100

2015

101

78,100

2014

L

80,600

2016

101

400

2015

101

400

2014

O

600

Total:

187,500

Total:

187,500

Total:

183,500

EXEMPTIONS

OTHER ASSESSMENTS

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 WDSTV.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

110,100

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

400

Appraised Land Value (Bldg)

80,400

Special Land Value

0

Total Appraised Parcel Value

190,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

190,900

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

1.0300

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

8.04

80,400

Total Card Land Units:

0.23

AC

Parcel Total Land Area:

0.23

AC

Total Land Value:

80,400

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	Adj. Base Rate:		104.48	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		150,871	
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		110,100	
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		20.81	10,239				
FFL	1ST FLOOR			1,192	1,192		104.48	124,542				
GAR	GARAGE			0	384		41.90	16,090				

Ttl. Gross Liv/Lease Area:				1,192	2,068	1,444	150,871					
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