

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT															
ZANCHO CATHERINE M 58 AVERY ST EAST LONGMEADOW, MA 01028 Additional Owners:					1	TYPCL					Description		Code		Appraised Value		Assessed Value		1006 1ST LONGMEADOW, MA VISION							
											RESIDENTL.	101	137,400	137,400												
											RES LAND	101	85,600	85,600												
											RESIDENTL.	101	1,400	1,400												
SUPPLEMENTAL DATA																										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375653_2852360						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#						Total										224,400		224,400		
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
ZANCHO CATHERINE M				08919/ 0125			08/19/1994		U	I	122,000			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
CHIUSANO SABINO + KAREN				6330/ 107			12/19/1986		U	I	28,000		A	2018	101	120,100		2017	101	123,500		2016	101	122,200		
VERTERAMO P				04257/ 0233			04/26/1976		U	I	0			2018	101	85,600		2017	101	83,600		2016	101	81,200		
Total:																	205,700		Total:		207,100		Total:		203,400	
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.														
Total:														APPRAISED VALUE SUMMARY												
										Appraised Bldg. Value (Card)										137,400						
										Appraised XF (B) Value (Bldg)										0						
										Appraised OB (L) Value (Bldg)										1,400						
										Appraised Land Value (Bldg)										85,600						
										Special Land Value										0						
										Total Appraised Parcel Value										224,400						
										Valuation Method:										C						
										Adjustment:										0						
										Net Total Appraised Parcel Value										224,400						
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									
121	09/01/1988	MN	Manual Note		10,000			0		FAM RM+GAR		03/21/2018			333	11	ENTRY DENIED									
	05/01/1988	MN	Manual Note		1,200			0		POOL A		06/05/2006			250	11	ENTRY DENIED									
												05/16/2006			250	22	MAILER SENT									
												04/05/2004			317	2	MEASURED									
												07/15/1992			131	14	INSPECTED									
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	8.23	1.0400	6	1.0000	1.00	NA	1.00			Spec Use	Spec Calc	1.00	8.56	85,600			
Total Card Land Units:										0.23		AC	Parcel Total Land Area:0.23 AC					Total Land Value:							85,600	

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		NO
Grade	C		AVERAGE	FBM Sqft	764		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			111.27
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			199,067
Heat Type	1		FORCED H/A	AYB			1976
AC Type	03		FULL	EYB			1987
Bedrooms	3			Dep Code			AG
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			31
Total Rooms	6			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			69
Basement Floor	12		CONCRETE	Apprais Val			137,400
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	192	7.48	2010	A		AV	60	900
19	PATIO			L	144	5.75	2010	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,092		22.21	24,257						
FFL	1ST FLOOR	1,348	1,348		111.27	149,996						
GAR	GARAGE	0	384		44.63	17,136						
OFP	OPEN PORCH	0	160		11.13	1,780						
WDK	WOOD DECK	0	376		15.68	5,897						
Ttl. Gross Liv/Lease Area:		1,348	3,360	1,789		199,067						

