

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																			
GUINIPERO JASON GUINIPERO JENNIFER 17 RUFFINO RD EAST LONGMEADOW, MA 01028 Additional Owners:								TYPCL												Description		Code		Appraised Value		Assessed Value													
																COMMERC.		325		152,000		152,000																	
																COMM LAND		325		122,100		122,100																	
																COMMERC.		325		3,200		3,200																	
SUPPLEMENTAL DATA																Total277,300277,300																							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379428_2846601										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																													
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																	
GUINIPERO JASON PLUTA MICHAEL DOUKELLIS PETER,				21975/ 71 15647/ 255 05364/ 0125				12/05/2017 01/17/2006 12/28/1982				Q U U		I I I		304,000 250,000 0				00		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																						2018		325		152,000		2017		325		140,100		2016		325		136,200	
																						2018		325		122,100		2017		325		128,400		2016		325		116,800	
																						2018		325		3,200		2017		325		3,200		2016		325		3,200	
Total:																277,300		Total:		271,700		Total:		256,200															
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)				152,000											
																								Appraised XF (B) Value (Bldg)				0											
																								Appraised OB (L) Value (Bldg)				3,200											
																								Appraised Land Value (Bldg)				122,100											
																								Special Land Value				0											
																								Total Appraised Parcel Value				277,300											
																								Valuation Method:				C											
																								Adjustment:				0											
																								Net Total Appraised Parcel Value				277,300											
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									
138		04/28/2006		6		SIGN				1,000				0				5.5' X 4.2' GROUND		12/28/2006						311		3		MEAS+INSPECTD									
124		04/20/2006		8		RENOVATION				8,000				0				EXTERIOR, CHIMINEY		12/28/2006						311		15		PERMIT VISIT									
68		03/17/2006		9		ALTERATION				17,900				0				REROOF & WINDOWS		12/28/2006						311		15		PERMIT VISIT									
																				12/28/2006						311		15		PERMIT VISIT									
																				05/18/2004						303		2		MEASURED									
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	325	STORE				IND				13,128		SF	5.96	1.5600	D	1.0000		1.00	BA	1.00					1.00	9.30	122,100												
Total Card Land Units:										0.30	AC	Parcel Total Land Area:					0.3 AC	Total Land Value:										122,100											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	2.00		2 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	21		CONC BLOCK	325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			87.65
Interior Floor 1	5		LINO/VINYL				
Interior Floor 2							
Heating Fuel	1		OIL	Replace Cost			208,264
Heating Type	1		FORCED H/A	AYB			1940
AC Percent	50			EYB			1991
FBM Sqft				Dep Code			GD
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			27
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	1			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			73
Foundation	2		CONC BLOCK	Apprais Val			152,000
Partitions	A		ABV AVG	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	3,200	1.61	1960	A		AV	55	2,800
83	SIGN			L	14	28.75	2006	G		GD	70	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	880	880		87.65	77,135
LFL	LOWER FLR	1,760	1,760		74.51	131,129
Ttl. Gross Liv/Lease Area:		2,640	2,640	2,376		208,264

