

State Use 101
Print Date 12/18/2019 11:18:40

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
PERKINS ZACHARY D 43 WOOD AV EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		117500		117,500															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		63200		63,200															
				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#																									
GIS ID F_374121_2855662												Total		180,700		180,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
PERKINS ZACHARY D DEPERGOLA COURTNEY A COSSABOOM,JOHN M SCARNICI SR,LEONARD A ZUCCALAANTHONY F,				21696 0057		05-25-2017		U		I		165,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				18349 0493		06-25-2010		U		I		205,000				2019		101		114,800		2018		101		105,500		2017		101		103,000	
				17891 0535		07-15-2009		U		I		195,000						101		61,400				101		61,400				101		58,200	
				10361 0062		07-09-1998		U		I		47,500		1																			
				02613 0379		06-19-1958		U		I		0																					
																Total		176200		Total		166900		Total		161200							
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		0.00																															
ASSESSING NEIGHBORHOOD																																	
Nbhd				Nbhd Name				B				Tracing				Batch																	
0001								101				MF																					
NOTES																																	
REMODELED/UPGRADED/ADDED ATC GLA PER MLS																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																	
																117,500 0 0 63,200 0 180,700 C 180,700																	
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					
																		06-02-2017						105		2		MEASURED					
																		01-27-2012						317		16		FIELDREV CHG					
																		03-04-2011						317		16		FIELDREV CHG					
																		02-10-2010						317		16		FIELDREV CHG					
																		06-07-2004						319		14		INSPECTED					
																		04-24-2004						250		22		MAILER SENT					
																		04-18-2004						311		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		RC				5,500	SF	15.12	0.760	3	LAND	1.00	MF	1.00			0			1.000	11.49	63,200									
Total Card Land Units								0.126	AC	Parcel Total Land Area: 0.1263								Total Land Value								63,200							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5		Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		72.65
Interior Floor 1	2	SOFTWOOD	RCN		167,893
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1900
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		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		70
Extra Kitchens	0		RCNLD		117,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	189		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	189	754		21.29	16,050	
BMT	BASEMENT	0	754		17.01	12,823	
FFL	1ST FLOOR	862	862		84.92	73,204	
OPF	OPEN PORCH	0	210		8.49	1,783	
SFL	2ND FLOOR	754	754		84.92	64,032	
Ttl Gross Liv / Lease Area		1,805	3,334	1,977		167,893	

