

State Use 101
Print Date 12/18/2019 11:41:18

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FIORE CHRISTINA M 71 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374150_2855327												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	105800		105,800									
												RES LAND		101	63900		63,900									
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	4300		4,300									
				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#																						
								Total174,000174,000																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FIORE CHRISTINA M STONE FINANCING LLC, SICILIANO,JACQUELINE M LE SICILIANO JACQUELINE M, RIOUX				19739 0549		03-22-2013		U		I		162,500		1S		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				13318 0334		06-24-2003		U		I		144,000				2019	101	102,900	2018	101	86,000	2017	101	86,300		
				11263 0308		07-12-2000		U		I		1		1A			101	62,000		101	62,000		101	58,900		
				06929 0138		08-10-1988		U		I		111,000					101	4,300		101	4,300		101	4,300		
				02651 0270		12-24-1958		U		I		0				Total		169200	Total		152300	Total		149500		
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card)105,800 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)4,300 Appraised Land Value (Bldg)63,900 Special Land Value0 Total Appraised Parcel Value174,000 Valuation MethodC Adjustment Net Total Appraised Parcel Value174,000											
Total				0.00																						
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MF																		
NOTES																										
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				
65		04-01-1989		MN	Manual Note		5,700								GAR		03-14-2018 01-07-2005 04-16-2004 04-13-2004 06-12-1990 12-28-1989 05-05-1980			333 311 250 316 131 105 500	2 14 22 2 3 15 3	MEASURED INSPECTED MAILER SENT MEASURED MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD				
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				8,250	SF	10.20	0.760	3	LAND	1.00	MF	1.00				0		1.000	7.75	63,900		
Total Card Land Units								0.189	AC	Parcel Total Land Area: 0.1894								Total Land Value								63,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	1	WOOD SHING	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		97.97	
Interior Floor 1	3	HARDWOOD	RCN		167,985	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1947	
Heat Type	5	STEAM	Effective Year Built		1981	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		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		63	
Extra Kitchens	0		RCNLD		105,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	216	28.18	1989	70	0.00	GD	A	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		22.65	16,855	
FFL	1ST FLOOR	761	761		113.12	86,085	
OSP	SCRN PORCH	0	96		16.50	1,584	
TQS	3/4 STORY	558	744		84.84	63,122	
WDK	WOOD DECK	0	18		18.85	339	
Ttl Gross Liv / Lease Area		1,319	2,363	1,485		167,985	

