

Property Location Vision ID 1382		30 MAYNARD ST Account # 1417		Map ID 24/ 161/ 6RA/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 12/18/2019 12:14:21	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
PICANO JOHN A		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
PICANO DONNA M						RESIDNTL.	101	176900	176,900		
30 MAYNARD ST		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	88600	88,600		
						RESIDNTL.	101	3000	3,000		
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		268,500	268,500		
GIS ID F_381728_2855399											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PICANO JOHN A		04104 0086	02-27-1975	U	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2019	101	171,800	2018	101	158,500	2017	101	159,300
									101	86,000		101	86,000		101	83,800
									101	3,000		101	3,000		101	3,000
								Total		260800	Total		247500	Total		246100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	YEAR	Amount								
Total			0.00												

ASSESSING NEIGHBORHOOD					Appraised BLDG. Value (Card) 176,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,000 Appraised Land Value (Bldg) 88,600 Special Land Value 0 Total Appraised Parcel Value 268,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 268,500							
Nbhd	Nbhd Name	B	Tracing	Batch								
0001			101	MA								

NOTES															
SUB DIV #813 - FY2010 SUB DIV 1046 - FY2010 1373 SF FROM PARCEL 24-162-7RA (BK 351 P7) 11/14 MEAS FRONT & LEFT SIDE ONLY... FENCED YARD VERIFY REAR UPON INSP															

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	
2	01-01-1992	MN	Manual Note	17,000				FGR	10-17-2014			317	2	MEASURED	
246	01-01-1985	MN	Manual Note					FAM RM	11-14-2003			274	3	MEAS+INSPCTD	
									03-05-1993			131	15	PERMIT VISIT	
									05-09-1992			131	14	INSPECTED	
									09-09-1991			131	2	MEASURED	
									06-16-1980			500	3	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	RA				20,000 SF	4.43	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.43	88,600
Total Card Land Units							0.459	AC	Parcel Total Land Area: 0.4591							Total Land Value					88,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12		
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.00	2 Story	Units	1		
Foundation	1		MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	3	GAMBREL				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		82.10	
Interior Floor 1	4	CARPET	RCN		260,100	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	3	ELECTRIC	Year Built		1974	
Heat Type	6	ELECTRC BB	Effective Year Built		1986	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		32	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		68	
Extra Kitchens	0		RCNLD		176,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	2		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	1	YES	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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2003	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	400	7.48	1993	60	0.00	AV	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		18.47	15,956	
FFL	1ST FLOOR	1,104	1,104		92.23	101,826	
GAR	GARAGE	0	816		36.85	30,068	
SFL	2ND FLOOR	821	821		92.23	75,724	
STG	STORAGE	0	816		36.85	30,068	
WDK	WOOD DECK	0	498		12.96	6,456	
Ttl Gross Liv / Lease Area		1,925	4,919	2,820		260,100	

