

State Use 101
Print Date 12/18/2019 2:51:30 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
ZUCCO ANTHONY E ZUCCO MALLORY R 27 GERRARD AV EAST LONGMEADOW MA 01028 GIS ID F_375325_2855460												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		150600		150,600															
												RES LAND		101		66500		66,500															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		2500		2,500															
				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#						Total		219,600		219,600															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
ZUCCO ANTHONY E TRACY ROBIN A WEINBERG,JEFFREY R MAGALHAES,JOAO M MAGALHAES,JOAO M				22373 0438		09-25-2018		Q		I		216,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				18256 0328		04-08-2010		U		I		214,000				2019		101		146,800		2018		101		121,800		2017		101		120,400	
				16533 0462		02-26-2007		U		I		215,000						101		64,700				101		64,700		101		61,200			
				14867 0597		03-09-2005		U		I		1		1A				101		300				101		300		101		300			
				13389 0461		07-18-2003		U		I		137,006		1E																			
																Total		211800		Total		186800		Total		181900							
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																																	
SUB DIV 894 4/10 SALE INCLUDES BK 18256 P326 582 SF(SEE OLD MAP)																																	
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					
201602343		08-11-2016		12		REROOF		25,517		03-16-2017		100		03-16-2017				07-05-2019						334		2		MEASURED					
133		05-19-2010		33		WCHAIR RAMP		1,000										03-15-2017						317		15		PERMIT VISIT					
																		02-04-2011						317		16		FIELDREV CHG					
																		11-23-2010						311		15		PERMIT VISIT					
																		06-30-2004						328		16		FIELDREV CHG					
																		05-03-2004						317		14		INSPECTED					
																		04-12-2004						250		22		MAILER SENT					
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				17,580	SF	4.98	0.760	3	LAND	1.00	MF	1.00			0		1.000	3.78	66,500										
Total Card Land Units								0.404	AC	Parcel Total Land Area: 0.4036								Total Land Value								66,500							

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	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	8	PLYWD PANL		0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	4	CARPET	Adj Base Rate	93.32	
Heat Fuel	2	GAS	RCN	215,214	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	1950	
Bedrooms	4		Effective Year Built	1988	
Full Baths	1		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %	30	
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style	G	GOOD	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	1		% Complete		
Extra Kitchen St	F	FAIR	Overall % Condition	70	
FBM Sqft	635		RCNLD	150,600	
FBM Quality	3		Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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
01	SHED/MTL			L	90	5.18	1970	60	0.00	AV	A	1.00	300
19	PATIO			L	300	5.75	2015	85	0.00	VG	V	1.50	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	846		23.39	19,788
EFB	ENCL PORCH	0	360		35.13	12,646
FFL	1ST FLOOR	846	846		117.09	99,059
GAR	GARAGE	0	702		46.87	32,903
HST	HALF STORY	405	810		58.55	47,422
OFF	OPEN PORCH	0	290		11.71	3,396
Ttl Gross Liv / Lease Area		1,251	3,854	1,838		215,214

