

State Use 101
Print Date 12/18/2019 2:57:14 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
HARRINGTON NICHOLAS J 19 MERELINE AV EAST LONGMEADOW MA 01028 GIS ID F_376117_2854997 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	111800		111,800												
												RES LAND		101	63200		63,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	100		100												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		175,100		175,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
HARRINGTON NICHOLAS J MARTONE ROSEMARY A TRANGHESE				20550		0353		12-29-2014		Q		I		150,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				06785		0485		03-24-1988		U		I		1		1A		2019	101	108,800	2018	101	100,800	2017	101	98,800			
				02443		0454		01-11-1956		U		I		0					101	61,300		101	61,300		101	58,200			
																			101	100		101	100		101	100			
				Total		0.00										Total	170200	Total	162200	Total	157100								
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																													
																		Appraised BLDG. Value (Card)										111,800	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										100	
																		Appraised Land Value (Bldg)										63,200	
																		Special Land Value										0	
																		Total Appraised Parcel Value										175,100	
																		Valuation Method										C	
																		Adjustment											
																		Net Total Appraised Parcel Value										175,100	
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	
201703083		12-12-2017		62		SOLAR		8,932		05-22-2018		100		05-22-2018		SOLAR ON FRONT		05-22-2018						400		15		PERMIT VISIT	
201503081		12-15-2015		25		WINDOWS		5,910		05-13-2016		100		05-13-2016		INC 2 DOORS, NVC		05-13-2016						317		15		PERMIT VISIT	
201502927		11-30-2015		91		INSULATION		3,700				0						06-26-2006						250		22		MAILER SENT	
																		04-16-2004						250		22		MAILER SENT	
																		04-13-2004						311		2		MEASURED	
																		07-28-1992						131		14		INSPECTED	
																		05-06-1992						107		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				5,400	SF	15.40	0.760	3	LAND	1.00		MF	1.00				0			1.000	11.70	63,200			
Total Card Land Units								0.124	AC	Parcel Total Land Area: 0.1240								Total Land Value										63,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		109.35
Interior Floor 1	4	CARPET	RCN		159,719
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1958
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		111,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	702		Dep Ovr Comment		
FBM Quality	3		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
01	SHED/MTL			L	60	5.18	1965	30	0.00	PR	P	0.75	100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		25.96	24,302	
FFL	1ST FLOOR	936	936		129.96	121,641	
GAR	GARAGE	0	264		52.18	13,776	
Ttl Gross Liv / Lease Area		936	2,136	1,229		159,719	

