

Account # 2570

Map ID 2C/ 66/ 142/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 3:17:01 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
LEGARE ALAN E SIANO PATRICIA A HEIRS & DEV 24 KINGSTON AVE EAST LONGMEADOW MA 01028 GIS ID F_375978_2854480												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	133500		133,500																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	63200		63,200																		
												RESIDNTL.	101	3700		3,700																		
				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		200,400		200,400																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
LEGARE ALAN E SIANO,PATRICIA SIANO PATRICIAA,				16582		0473		03-22-2007		U		I		1		1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				15206		0135		07-25-2005		U		I		100		1A		2019	101	129,700	2018	101	120,100	2017	101	117,700								
				03806		0316		05-31-1973		U		I		0				101	61,300	61,300	101	61,300	101	58,200										
																		101	3,400	3,400	101	3,400	101	3,400										
																		Total	194400	Total	184800	Total	179300											
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										APPRAISED VALUE SUMMARY																		
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card) 133,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,700 Appraised Land Value (Bldg) 63,200 Special Land Value 0 Total Appraised Parcel Value 200,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 200,400														
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						
201203565		12-11-2012		20		WOOD STOVE		4,000								NVC PELLET STO		08-01-2019						334		2		MEASURED						
159		07-01-1990		MN		Manual Note		3,000								POOL A		05-10-2013						105		15		PERMIT VISIT						
																		07-19-2006						250		22		MAILER SENT						
																		04-13-2004						250		22		MAILER SENT						
																		04-12-2004						311		2		MEASURED						
																		01-07-1991						107		15		PERMIT VISIT						
																		07-10-1990						131		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				5,400	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	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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	91.49	
Interior Floor 1	4	CARPET	RCN	190,665	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1940	
Heat Type	3	FORCED H/W	Effective Year Built	1988	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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	133,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	572		Dep Ovr Comment		
FBM Quality	3		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
14	SCRN HSE			L	192	14.95	1998	70	0.00	GD	A	1.00	2,000
02	SHED/FR			L	96	7.48	2001	70	0.00	GD	A	1.00	500
06	CARPORT			L	240	8.63	2015	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,144		19.59	22,414
CNP	CANOPY	0	52		5.65	294
FFL	1ST FLOOR	1,144	1,144		97.88	111,972
HST	HALF STORY	572	1,144		48.94	55,986
Ttl Gross Liv / Lease Area		1,716	3,484	1,948		190,665

