

State Use 101
Print Date 12/19/2019 9:26:09 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
CHIUSANO NICHOLAS J 123 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_383793_2850907												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	126600		126,600														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	95500		95,500														
												RESIDNTL.		101	97300		97,300														
				SUPPLEMENTAL DATA																											
Alt Prcl ID						Received																									
SP Permit						NIA																									
Chapter Land						Field 8																									
OC Dates						Field 9																									
In+Ex FY						Field 10																									
Mailed						Assoc Pid#																									
										Total		319,400		319,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CHIUSANO NICHOLAS J CRAFTS MAFALDA Y LIFE ESTATE, CRAFTS MAFALDA Y				17308	0286	05-21-2008		U	I	160,000		1F	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				08060	0293	05-28-1992		U	I	1		1A			2019	101	123,000	2018	101	113,600	2017	101	111,600								
				05633	0195	06-15-1984		U	I	80					101	93,100		101	93,100		101	91,100									
											101	97,300				101	97,300		101	97,300											
Total										313400		Total		304000		Total		300000													
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			Appraised BLDG. Value (Card) 126,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 97,300 Appraised Land Value (Bldg) 95,500 Special Land Value 0 Total Appraised Parcel Value 319,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 319,400																	
0001								101			MA																				
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
														201602181	07-21-2016	62	SOLAR		45,934	04-05-2017	100	04-05-2017		FIN BARN INTERIO 52' X 18` ATTACHE MOVE PORTABLE ATTIC INSULATION TEMPORARY NVC NVC		04-05-2017			317	15	PERMIT VISIT
														201402486	09-12-2014	9	ALTERATION		3,500	04-17-2015	100	04-17-2015				04-17-2015			105	11	ENTRY DENIED
														201203527	04-03-2013	10	SHED		2,700							06-04-2013			105	15	PERMIT VISIT
														96	04-27-2011	MN	Manual Note		0		0					01-18-2013			317	3	MEAS+INSPCTD
														160	07-28-2009	9	ALTERATION		1,341							03-09-2012			317	15	PERMIT VISIT
														51	03-23-2009	15	TENT		675					12-20-2010			317	15	PERMIT VISIT		
														47	03-12-2009	54	FENCE		7,500					12-11-2009			317	15	PERMIT VISIT		
														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				40,000	SF	2.39	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.15	86,000								
1	101	ONE FAM	RA				1.360	AC	7,000.00	1.000	0		1.00	MA	1.00			0			1.000	7,000.00	9,500								
Total Card Land Units							2.278	AC	Parcel Total Land Area: 2.2783										Total Land Value					95,500							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		92.14
Interior Floor 2	3	HARDWOOD	RCN		200,893
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1981
Bedrooms	2		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		126,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	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
02	SHED/FR			L	24	7.48	2005	50	0.00	FR	A	1.00	100
45	GAR,HI			L	3,22	33.35	2008	60	0.00	AV	A	1.00	64,500
45	GAR,HI			L	300	33.35	2008	60	0.00	AV	A	1.00	6,000
FINB	FINSHDwBA			L	480	55.00	2008	60	0.00	AV	A	1.00	15,800
02	SHED/FR			L	936	7.48	2013	70	0.00	GD	A	1.00	4,900
65	MEZ-UNF	OB	Outbuildi	L	500	17.25	2008	70	0.00	GD	A	1.00	6,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,257		22.94	28,830	
EFB	ENCL PORCH	0	171		34.26	5,858	
FFL	1ST FLOOR	1,257	1,257		114.86	144,381	
GAR	GARAGE	0	447		46.00	20,560	
PAT	PATIO	0	221		5.72	1,263	
Ttl Gross Liv / Lease Area		1,257	3,353	1,749		200,893	

