

State Use 101
Print Date 12/19/2019 9:52:54 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CHIUSANO ANTHONY V 88 BIRCH AVE EAST LONGMEADOW MA 01028 GIS ID F_376359_2853393												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		112600		112,600																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		87000		87,000																	
				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		199,600		199,600																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CHIUSANO ANTHONY V MUSHENKO LAURA A KURAS, LAURA MORRISINO, KRISTINE M & STACY WILLIAM E,				20331		0122		06-27-2014		U		I		135,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				17002		0432		10-23-2007		U		I		170,000				2019		101		109,700		2018		101		97,600		2017		101		98,600	
				14541		0332		10-05-2004		U		I		157,000						101		84,500				101		84,500		101		82,400			
				10531		0150		11-18-1998		U		I		97,000								101		1,400				101		1,400					
				05289		0258		08-03-1982		U		I		0																					
																		Total		194200		Total		183500		Total		182400							
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 112,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 87,000 Special Land Value 0 Total Appraised Parcel Value 199,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 199,600																	
Nbhd			Nbhd Name			B			Tracing			Batch																							
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							
310		09-20-2005		9		ALTERATION		400								FENCE		03-26-2018						333		2		MEASURED							
309		09-20-2005		9		ALTERATION		500								HATCHWAY		11-28-2005						311		15		PERMIT VISIT							
271		08-16-2005		9		ALTERATION		400								PORCH STAIRS NV		11-28-2005						311		15		PERMIT VISIT							
386		12-13-2004		21		SIDING		11,000										11-28-2005						311		15		PERMIT VISIT							
49		01-01-1985		MN		Manual Note										FAM ROOM		01-21-2005						311		15		PERMIT VISIT							
120		01-01-1982		MN		Manual Note												04-07-2004						250		22		MAILER SENT							
																		04-06-2004						311		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				16,000	SF	5.44	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.44	87,000												
Total Card Land Units								0.367	AC	Parcel Total Land Area: 0.3673								Total Land Value								87,000									

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	109.18	
Interior Floor 2	3	HARDWOOD	RCN	154,285	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1982	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
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	73	
Extra Kitchen St			RCNLD	112,600	
FBM Sqft	684		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		26.70	24,354	
FFL	1ST FLOOR	912	912		133.81	122,036	
WDK	WOOD DECK	0	421		18.75	7,895	
Ttl Gross Liv / Lease Area		912	2,245	1,153		154,285	

