

State Use 101
Print Date 12/19/2019 10:08:45

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TESINI GARY J TESINI KAREN N 154 VINELAND AVE EAST LONGMEADOW MA 01028 GIS ID F_376562_2853022												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	94400		94,400												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	84800		84,800												
												RESIDNTL.		101	400		400												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		179,600		179,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TESINI GARY J TESINI IREN				6215 0156		09-05-1986		U		I		70,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				02626 0072		08-22-1958		U		I		0				2019	101	91,800	2018	101	112,200	2017	101	110,100					
																	101	82,300		101	82,300		101	80,400					
																			101	400		101	400		101	400			
														Total		174500		Total		194900		Total		190900					
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				MA															
NOTES																													
FPL BLOCKED FOR WDSTV.																													
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				
105		04-26-2002		12	REROOF			4,000								NVC		03-19-2018					333	2	MEASURED				
																		06-05-2006					250	11	ENTRY DENIED				
																		05-12-2006					250	22	MAILER SENT				
																		12-19-2002					274	15	PERMIT VISIT				
																		09-04-1990					131	3	MEAS+INSPCTD				
																		06-12-1980					500	3	MEAS+INSPCTD				
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				10,000	SF	8.48	1.000	5	LAND	1.00	MA	1.00			0				1.000	8.48	84,800				
Total Card Land Units								0.230 AC		Parcel Total Land Area: 0.2296								Total Land Value								84,800			

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	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.45
Interior Floor 1	3	HARDWOOD	RCN		181,445
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1957
Heat Type	3	FORCED H/W	Effective Year Built		1970
AC Type	01	NONE	Depreciation Code		FA
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		48
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		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		52
Extra Kitchens	0		RCNLD		94,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
19	PATIO			L	100	5.75	1989	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,192		22.87	27,263	
FFL	1ST FLOOR	1,192	1,192		114.55	136,542	
GAR	GARAGE	0	384		45.94	17,640	
Ttl Gross Liv / Lease Area		1,192	2,768	1,584		181,445	

