

Property Location

194 VINELAND AV

Map ID

3B/ 89/ C/ /

Bldg Name

State Use

101

Vision ID

3350

Account #

3404

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:10:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
YACOVONE MICHAEL J YACOVONE DEBORAH K 194 VINELAND AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	118300	118,300		
						RES LAND	101	85700	85,700		
						RESIDNTL.	101	300	300		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_376648_2852436						Total				204,300	204,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
YACOVONE MICHAEL J YACOVONE MICHAEL J SANTANELLO PAULINE L,LIFE ESTATE & SANTANIELLO THOMAS S,		20955	0136	11-17-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14850	0220	02-18-2005	U	I	190,000	1	2019	101	103,900	2018	101	95,600	2017	101	95,700
		10629	0568	01-29-1999	U	I	1	1A		101	83,100		101	83,100		101	81,100
		02698	0174	08-31-1959	U	I	0			101	300		101	300		101	300
		Total						187300		Total		179000		Total		177100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)118,300 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)300 Appraised Land Value (Bldg)85,700 Special Land Value0 Total Appraised Parcel Value204,300 Valuation MethodC Adjustment Net Total Appraised Parcel Value204,300									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									
PARCEL 3B-90-474 ADDED PER DEED 1/29/99 BOOK 10629 PG 568 - SUB DIV 977 & 980									

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	
201901477	04-25-2019	25	WINDOWS	15,307	06-03-2019	100	06-03-2019	INC ENTRY DOOR	06-03-2019			400	15	PERMIT VISIT	
201302766	09-25-2013	25	WINDOWS	3,329	04-25-2014	100	04-25-2014		04-25-2014			317	15	PERMIT VISIT	
									05-18-2006			311	3	MEAS+INSPCTD	
									07-10-1992			131	14	INSPECTED	
									05-06-1992			107	22	MAILER SENT	
									09-04-1990			131	2	MEASURED	
									06-13-1980			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				12,311 SF	6.96	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.96	85,700		
Total Card Land Units							0.283	AC	Parcel Total Land Area: 0.2826							Total Land Value							85,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	93.55	
Interior Floor 2			RCN	187,729	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1959	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		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	118,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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
02	SHED/FR			L	96	7.48	1970	50	0.00	FR	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		20.55	19,236	
FFL	1ST FLOOR	936	936		102.87	96,282	
TQS	3/4 STORY	702	936		77.15	72,211	
Ttl Gross Liv / Lease Area		1,638	2,808	1,825		187,729	

