

Property Location 11 PECOUSIC DR		Map ID 4/ 89/ 3/ /		Bldg Name		State Use 101	
Vision ID 3460		Account # 3515		Bldg # 1		Print Date 12/19/2019 10:29:23	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FRISINO JERRY J JR FRISINO DIANE M 11 PECOUSIC DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	264500	264,500		
						RES LAND	101	85900	85,900		
						RESIDNTL.	101	17000	17,000		
		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_375240_2852095						Total				367,400	367,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FRISINO JERRY J JR MURPHY ASSELIN HILL		06966	0153	09-16-1988	U	I	222,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		06966	0151	09-16-1988	U	V	60,000		2019	101	257,900	2018	101	240,800	2017	101	235,600
		06585	0341	08-06-1987	U	I	1		101	83,000	101	83,000	101	81,300			
		0000	0000		U		0		101	17,000	101	17,000	101	17,000			
		Total						Total		357900	Total		340800	Total		333900	

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) 264,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,000 Appraised Land Value (Bldg) 85,900 Special Land Value 0 Total Appraised Parcel Value 367,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 367,400									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		NA	

NOTES									
SUB DIV # 569 POOL ANGLED									

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	
61	04-01-1990	MN	Manual Note	15,723				POOL	03-22-2018			333	2	MEASURED	
171	06-01-1988	MN	Manual Note	150,000				SFR	04-22-2004			316	14	INSPECTED	
72A	04-01-1988	MN	Manual Note					DEMOLITON	04-05-2004			311	1	LEFT NOTICE	
72	04-01-1988	MN	Manual Note					DEMO HSE	01-08-1991			107	15	PERMIT VISIT	
									08-21-1990			131	3	MEAS+INSPCTD	
									01-09-1989			105	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	RB				29,018 SF	3.16	1.040	6	LAND	0.90	NA	1.00	TOP2		0		1.000	2.96	85,900
Total Card Land Units							0.666	AC	Parcel Total Land Area: 0.6662				Total Land Value							85,900	

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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	82.09	
Interior Floor 2			RCN	322,571	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1988	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	18	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	264,500	
FBM Sqft	1678		Dep % Ovr		
FBM Quality	3		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1990	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	160	7.48	2001	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,098		22.88	48,008	
FFL	1ST FLOOR	2,098	2,098		114.31	239,814	
GAR	GARAGE	0	528		45.68	24,119	
PAT	PATIO	0	255		5.83	1,486	
WDK	WOOD DECK	0	570		16.04	9,144	
Ttl Gross Liv / Lease Area		2,098	5,549	2,822		322,571	

