

State Use 101
Print Date 12/19/2019 10:33:23

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ZGURO MICHAEL P MCGIRR PATRICIA M 17 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_384562_2847585												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	106700		106,700										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86700		86,700										
												RESIDENTL.		101	300		300										
				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		193,700		193,700									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ZGURO MICHAEL P OLIVERI RONALD J TR OLIVERI ENRICO J				22258		0321		07-10-2018		Q		I		210,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				21782		0105		07-27-2017		U		I		100		1A		2019	101	93,900	2018	101	86,900	2017	101	87,400	
				02893		0009		07-26-1962		U		I		0				101	84,200	101	84,200	101	82,100				
																101	300	101	300	101	300						
																		Total	178400	Total	171400	Total	169800				
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 106,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 193,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 193,700									
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result					
201802554		08-09-2018		91	INSULATION		5,300				0				NVC		07-10-2019			AO	6	INFO BY PHON					
292		12-08-1999		12	REROOF		2,700						07-05-2019					334	2	MEASURED							
													12-02-2011					317	14	INSPECTED							
													11-21-2011					316	2	MEASURED							
													11-07-2002					274	14	INSPECTED							
													10-31-2002					250	22	MAILER SENT							
													10-31-2002			274	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	RA				15,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.78	86,700					
Total Card Land Units							0.344	AC	Parcel Total Land Area: 0.3444							Total Land Value							86,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	4	CARPET
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	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		103.69
Interior Floor 1	3	HARDWOOD	RCN		169,384
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		106,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	703		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
02	SHED/FR			L	63	7.48	1990	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,004		24.38	24,476
EFB	ENCL PORCH	0	160		36.53	5,845
FFL	1ST FLOOR	1,004	1,004		121.77	122,258
GAR	GARAGE	0	345		48.71	16,804
Ttl Gross Liv / Lease Area		1,004	2,513	1,391		169,384

