

State Use 101
Print Date 12/19/2019 11:28:26

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
ZWIRKO MICHAEL A ZWIRKO PATRICIA 30 HERITAGE CR EAST LONGMEADOW MA 01028 GIS ID F_386255_2855153												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		361000		361,000													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		134800		134,800													
												RESIDNTL.		101		500		500													
				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		496,300		496,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																		
LOPES JASON ZWIRKO MICHAEL A FARKOS WILLIAM M, SAIMERI JOSEPH P , THE ALDER GROUP INC				22659		114		05-10-2019		Q	I	569,000		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed						
				19996		0386		08-30-2013		Q	I	495,500		00	2019	101	351,800		2018	101	350,100		2017	101	337,600						
				19237		0002		04-30-2012		U	I	480,000			101	130,800			101	130,800			101	140,800							
				08825		0041		05-09-1994		U	V	75,000			101	500			101	500			101	500							
				0000		0000				U		0			Total		483100		Total		481400		Total		478900						
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			NV																				
NOTES																															
												APPROAISED VALUE SUMMARY																			
												Appraised BLDG. Value (Card)										361,000									
												Appraised Xf (B) Value (Bldg)										0									
												Appraised Ob (B) Value (Bldg)										500									
												Appraised Land Value (Bldg)										134,800									
												Special Land Value										0									
Total Appraised Parcel Value										496,300																					
Valuation Method										C																					
Adjustment																															
Net Total Appraised Parcel Value										496,300																					
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							
201502934		11-30-2015		9	ALTERATION		2,550		05-27-2016		100		05-27-2016		REPLACE OLD GA		05-27-2016					317	15	PERMIT VISIT							
151		06-21-1996		MN	Manual Note		225,000								DWELLING		05-25-2012					317	3	MEAS+INSPCTD							
																	06-10-2011					317	1	LEFT NOTICE							
																	09-12-2002					274	3	MEAS+INSPCTD							
																	01-20-1998					200	15	PERMIT VISIT							
																	12-26-1996					200	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		RA				40,000	SF	2.39	1.400	9	LAND	1.00	NV	1.00			0			1.000	3.35	134,000							
1	101	ONE FAM		RA				0.120	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000.00	800							
Total Card Land Units								1.038		AC	Parcel Total Land Area:				1.0383				Total Land Value								134,800				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		71.37
Interior Floor 1	3	HARDWOOD	RCN		414,976
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1996
Heat Type	1	FORCED H/A	Effective Year Built		2005
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		361,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1600		Dep Ovr Comment		
FBM Quality	4		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	120	7.48	2013	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,639		21.87	35,847	
CFL	CATHEDRAL CE	217	217		112.82	24,481	
FFL	1ST FLOOR	1,422	1,422		109.29	155,411	
GAR	GARAGE	0	528		43.67	23,060	
HST	HALF STORY	132	264		54.65	14,426	
OFF	OPEN PORCH	0	446		11.03	4,918	
SFL	2ND FLOOR	1,391	1,391		109.29	152,023	
WDK	WOOD DECK	0	311		15.46	4,809	
Ttl Gross Liv / Lease Area		3,162	6,218	3,797		414,976	

