

State Use 101
Print Date 12/19/2019 11:34:28

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
GAVAZZI ITALO A GAVAZZI AURELIA A 44 RIDGE RD EAST LONGMEADOW MA 01028 GIS ID F_385160_2854491				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND		Code 101 101		Appraised 182500 104100		Assessed 182,500 104,100		1006 EAST LONGMEADOW															
				DRAINAGE				VIEW		COMMUNITY																									
				SUPPLEMENTAL DATA								Total		286,600		286,600																			
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
GAVAZZI ITALO A ANDERSON WILLIAM H +, CAIRNS ROBERT E HEIRS +				11261		0371		07-10-2000		U		I		254,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08540		0542		08-27-1993		U		I		175,000				2019		101		177,900		2018		101		165,800		2017		101		163,500	
				03068		0036		10-19-1964		U		I		0						101		100,900				101		100,900				99,000			
																		Total		278800		Total		266700		Total		262500							
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												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																							
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						101		MG																											
NOTES												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																							
WALK OUT BMT																																			
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							
242		10-27-1998		12		REROOF		4,000								98 BP NVC		05-14-2018						333		2		MEASURED							
298		10-01-1993		MN		Manual Note		10,000								ALTERATION		04-20-2010						316		3		MEAS+INSPCTD							
																		08-27-2002						274		3		MEAS+INSPCTD							
																		02-11-1999						247		15		PERMIT VISIT							
																		04-04-1994						107		15		PERMIT VISIT							
																		02-26-1992						170		3		MEAS+INSPCTD							
																		10-30-1980						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		RA				17,126	SF	5.11	1.190	7	LAND	1.00	MG	1.00				0			1.000	6.08	104,100										
Total Card Land Units								0.393	AC	Parcel Total Land Area: 0.3932								Total Land Value								104,100									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	5	LINO/VINYL
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	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		86.15
Interior Floor 1	3	HARDWOOD	RCN		260,700
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		182,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1200		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,600		22.10	35,364	
FFL	1ST FLOOR	1,836	1,836		110.51	202,902	
GAR	GARAGE	0	400		44.21	17,682	
OSP	SCRN PORCH	0	288		16.50	4,752	
Ttl Gross Liv / Lease Area		1,836	4,124	2,359		260,700	

