

State Use 101
Print Date 12/19/2019 5:03:21 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
FERRENTINO GENNARO 461 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_391779_2858839												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		239000		239,000																											
												RES LAND		101		97400		97,400																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		600		600																											
				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		337,000		337,000																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
FERRENTINO GENNARO PARISI MICHAEL J				22069 06326		0064 0291		02-21-2018 12-17-1986		Q U		I I		365,000 204,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
																		2019		101		232,500		2018		101		218,000		2017		101		212,500											
																				101		94,600		101		101		94,600		101		93,000													
																						600		101		600		101		600															
																		Total		327700		Total		313200		Total		306100																	
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)				239,000																							
																		Appraised Xf (B) Value (Bldg)				0																							
																		Appraised Ob (B) Value (Bldg)				600																							
																		Appraised Land Value (Bldg)				97,400																							
																		Special Land Value				0																							
																		Total Appraised Parcel Value				337,000																							
																		Valuation Method				C																							
																		Adjustment																											
																		Net Total Appraised Parcel Value				337,000																							
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																	
201200795		02-24-2012		7		REMODEL		17,484								FIN BMT		08-20-2019						334		2		MEASURED																	
294		10-11-2002		10		SHED		1,590								SFR		05-25-2012						317		15		PERMIT VISIT																	
257		01-01-1986		MN		Manual Note												04-19-2007						311		3		MEAS+INSPCTD																	
																		02-20-2003						274		15		PERMIT VISIT																	
																		05-04-2000						247		14		INSPECTED																	
																		04-26-2000						247		2		MEASURED																	
																		03-23-1992						131		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								27,586		SF		3.30		1.190		7		LAND		1.00		MG		1.00				0		TRF1		0.9		1.000		3.53		97,400	
Total Card Land Units														0.633		AC		Parcel Total Land Area: 0.6333										Total Land Value										97,400							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	82.45	
Interior Floor 2	3	HARDWOOD	RCN	295,045	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	03	FULL	Effective Year Built	1999	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	19	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	239,000	
FBM Sqft	600		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
19	PATIO			L	18	5.75	1998	70	0.00	GD	G	1.25	100
02	SHED/FR			L	96	7.48	2002	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,200		21.27	25,527	
FFL	1ST FLOOR	1,200	1,200		106.36	127,633	
GAR	GARAGE	0	484		42.63	20,634	
OPF	OPEN PORCH	0	56		11.40	638	
SFL	2ND FLOOR	1,056	1,056		106.36	112,317	
WDK	WOOD DECK	0	557		14.89	8,296	
Ttl Gross Liv / Lease Area		2,256	4,553	2,774		295,045	

