

State Use 101
Print Date 12/18/2019 11:11:56 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MAGDALINO BRANDY 61 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374142_2855414												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		96500		96,500								
												RES LAND		101		63200		63,200								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400								
				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										160,100		160,100														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MAGDALINO BRANDY CHILDS THOMAS E				21758 04285		0086 0202		07-10-2017 06-25-1976		U U		I I		164,000 0		1V		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2019	101	93,800	2018	101	86,500	2017	101	86,800
																				101	61,400	61,400	101	61,400	101	58,200
																				101	400	400	101	400	101	400
																				Total	155600	Total	148300	Total	145400	
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														APPROAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch										Appraised BLDG. Value (Card)				96,500				
0001						101		MF										Appraised Xf (B) Value (Bldg)				0				
																		Appraised Ob (B) Value (Bldg)				400				
																		Appraised Land Value (Bldg)				63,200				
																		Special Land Value				0				
																		Total Appraised Parcel Value				160,100				
																		Valuation Method				C				
																		Adjustment								
																		Net Total Appraised Parcel Value				160,100				
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												
261	11-10-1998	9	ALTERATION	1,400				98 BP NVC	06-15-2017			317	14	INSPECTED												
									06-02-2017			105	2	MEASURED												
									05-06-2004			317	14	INSPECTED												
									04-16-2004			250	22	MAILER SENT												
									04-15-2004			316	2	MEASURED												
									01-15-1999			105	15	PERMIT VISIT												
									05-15-1992			131	14	INSPECTED												
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	RC				5,500 SF	15.12	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.49	63,200					
Total Card Land Units							0.126 AC	Parcel Total Land Area: 0.1263							Total Land Value							63,200				

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	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	101.59	
Interior Floor 2	2	SOFTWOOD	RCN	169,228	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1926	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	96,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
02	SHED/FR			L	80	7.48	1995	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		23.08	26,586	
FFL	1ST FLOOR	1,230	1,230		115.59	142,179	
OPF	OPEN PORCH	0	40		11.56	462	
Ttl Gross Liv / Lease Area		1,230	2,422	1,464		169,228	

