

Property Location Vision ID 1382		30 MAYNARD ST Account # 1417		Map ID 24/ 161/ 6RA/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 11-03-2020 11:58:42	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
PICANO JOHN A PICANO DONNA M 30 MAYNARD ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	181400	181,400		
						RES LAND	101	88600	88,600		
						RESIDNTL.	101	3000	3,000		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_381728_2855399						Total				273,000	273,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PICANO JOHN A		04104	0086	02-27-1975	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2020	101	176,900	2019	101	171,800	2018	101	158,500
									101	88,600		101	86,000		101	86,000
									101	3,000		101	3,000		101	3,000
								Total	268500	Total	260800	Total	247500			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES				
SUB DIV #813 - FY2010 SUB DIV 1046 - FY2010 1373 SF FROM PARCEL 24-162-7RA (BK 351 P7) 11/14 MEAS FRONT & LEFT SIDE ONLY... FENCED YARD VERIFY REAR UPON INSP				

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	
2 246	01-01-1992	MN	Manual Note	17,000				FGR FAM RM	10-17-2014			317	2	MEASURED	
	01-01-1985	MN	Manual Note						11-14-2003			274	3	MEAS+INSPCTD	
									03-05-1993			131	15	PERMIT VISIT	
									05-09-1992			131	14	INSPECTED	
									09-09-1991			131	2	MEASURED	
									06-16-1980			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				20,000 SF	4.43	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.43	88,600		
Total Card Land Units							0.459	AC	Parcel Total Land Area: 0.4591							Total Land Value							88,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	87.35	
Interior Floor 1	4	CARPET	RCN	274,905	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1974	
Heat Type	6	ELECTRC BB	Effective Year Built	1984	
AC Type	01	NONE	Depreciation Code	AG	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	34	
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	66	
Extra Kitchens	0		RCNLD	181,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2003	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	400	7.48	1993	60	0.00	AV	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		19.52	16,865
FFL	1ST FLOOR	1,104	1,104		97.48	107,622
GAR	GARAGE	0	816		38.95	31,780
SFL	2ND FLOOR	821	821		97.48	80,034
STG	STORAGE	0	816		38.95	31,780
WDK	WOOD DECK	0	498		13.70	6,824
Ttl Gross Liv / Lease Area		1,925	4,919	2,820		274,905

