

Property Location 165 NORTH MAIN ST		Map ID 25/ 190/ 3/ /		Bldg Name		State Use 101	
Vision ID 1584		Account # 1619		Bldg # 1		Print Date 11-03-2020 12:27:13	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
RICCIARDI RAFFAELE 165 NORTH MAIN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	169400	169,400		
						RES LAND	101	86400	86,400		
						RESIDNTL.	101	6100	6,100		
		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_380136_2852648						Total				261,900	261,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RICCIARDI RAFFAELE RICCIARDI RAFFAELE , RATNER THELMA W TRUST		18760	0078	05-04-2011	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09365	0411	01-17-1996	U	I	96,500		2020	101	160,500	2019	101	156,900	2018	101	138,700
		04997	0144	08-19-1980	U	I	0			101	86,400		101	84,000		101	84,000
										101	6,100		101	6,100		101	5,600
								Total		253000	Total		247000	Total		228300	

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) 169,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,100 Appraised Land Value (Bldg) 86,400 Special Land Value 0 Total Appraised Parcel Value 261,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 261,900									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									
ADDITION = 1 BATH & 1 3/4 BATH, 1 BD RM, EXPAND KIT & DR.									

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					
367	11-18-2005	4	ADDITION	35,000				14` X 38` TWO STO	03-14-2018			333	2	MEASURED					
109	06-04-1999	11	POOL	3,000				REMODEL	03-14-2008			350	14	INSPECTED					
148	06-18-1996	MN	Manual Note	1,700					02-29-2008			317	15	PERMIT VISIT					
									01-16-2007			311	1	LEFT NOTICE					
									01-11-2007			311	15	PERMIT VISIT					
									12-30-2005			311	15	PERMIT VISIT					
									10-31-2003			274	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	RC				40,000	SF	2.39	1.000	5	LAND	1.00	MA	1.00		0	TRF3	0.9	1.000	2.15	86,000	
1	101	ONE FAM	RC				0.050	AC	7,000	1.000	0		1.00	MA	1.00		0			1.000	7,000	400	
Total Card Land Units							0.968	AC	Parcel Total Land Area: 0.9683							Total Land Value							86,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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	1	DRYWALL	Adj Base Rate		67.37
Interior Floor 1	3	HARDWOOD	RCN		260,680
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1928
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		5
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		65
Extra Kitchens	0		RCNLD		169,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	400	28.18	1930	50	0.00	FR	A	1.00	5,600
02	SHED/FR			L	120	7.48	2010	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	1,643		15.98	26,252	
FFL	1ST FLOOR	1,643	1,643		79.79	131,098	
OFP	OPEN PORCH	0	360		7.98	2,873	
SFL	2ND FLOOR	60	60		79.79	4,788	
TQS	3/4 STORY	1,188	1,584		59.84	94,793	
WDK	WOOD DECK	0	80		10.97	878	
Ttl Gross Liv / Lease Area		2,891	5,370	3,267		260,680	

