

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ZUCCO ANTHONY E ZUCCO MALLORY R 27 GERRARD AV EAST LONGMEADOW MA 01028 GIS ID F_375325_2855460												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	158300		158,300										
												RES LAND		101	66500		66,500										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2500		2,500										
				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		227,300		227,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ZUCCO ANTHONY E TRACY ROBIN A WEINBERG,JEFFREY R MAGALHAES,JOAO M MAGALHAES,JOAO M				22373	0438	09-25-2018	Q	I			216,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				18256	0328	04-08-2010	U	I			214,000				2020	101	150,600	2019	101	146,800	2018	101	121,800				
				16533	0462	02-26-2007	U	I			215,000																
				14867	0597	03-09-2005	U	I	1		1A																
				13389	0461	07-18-2003	U	I			137,006		1E														
														Total		219600		Total		211800		Total		186800			
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																											
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								101			MF																
NOTES																											
SUB DIV 894 4/10 SALE INCLUDES BK 18256 P326 582 SF(SEE OLD MAP)																											
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			
201602343 133		08-11-2016		12	REROOF		25,517		03-16-2017		100		03-16-2017				07-05-2019					334	2	MEASURED			
		05-19-2010		33	WCHAIR RAMP		1,000						03-15-2017				317	15				PERMIT VISIT					
													02-04-2011				317	16				FIELDREV CHG					
													11-23-2010				311	15				PERMIT VISIT					
													06-30-2004				328	16				FIELDREV CHG					
													05-03-2004				317	14				INSPECTED					
															04-12-2004		250	22	MAILER SENT								
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				17,580	SF	4.98	0.760	3	LAND	1.00	MF	1.00			0			1.000	3.78	66,500			
Total Card Land Units								0.404	AC	Parcel Total Land Area: 0.4036								Total Land Value								66,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	99.28	
Interior Floor 2	4	CARPET	RCN	226,169	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	1		Overall % Condition	70	
Extra Kitchen St	F	FAIR	RCNLD	158,300	
FBM Sqft	635		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
01	SHED/MTL			L	90	5.18	1970	60	0.00	AV	A	1.00	300
19	PATIO			L	300	5.75	2015	85	0.00	VG	V	1.50	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	846		24.58	20,796
EFB	ENCL PORCH	0	360		36.92	13,290
FFL	1ST FLOOR	846	846		123.05	104,102
GAR	GARAGE	0	702		49.26	34,578
HST	HALF STORY	405	810		61.53	49,836
OFF	OPEN PORCH	0	290		12.31	3,568
Ttl Gross Liv / Lease Area		1,251	3,854	1,838		226,169

