

State Use 101
Print Date 11-03-2020 3:01:09 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GELIN EUGENE O GELIN FAINA 15 BOULDER ST SPRINGFIELD MA 01108 GIS ID F_374634_2852558												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	194500		194,500												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	87200		87,200												
				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		281,700		281,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GELIN EUGENE O TORINO THERESA I +, ROTSTEIN NESTOR A + WARD JOSEPH E SHAPIRO				28244		LC		01-21-1998		U		I		135,000		1B		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed	
				LC02-		0		02-28-1996		U		I		131,000				2020	101	187,300		2019	101	184,700		2018	101	171,700	
				LCO2		0		10-02-1991		U		I		145,000						87,200				84,700					
				LC02-		0		05-11-1988		U		V		100															
				0000		0000				U				0															
				Total		0.00										Total		274500		Total		269400		Total		256400			
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														APPROAISED VALUE SUMMARY									
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)								194,500	
0001												101				NA				Appraised Xf (B) Value (Bldg)								0	
																		Appraised Ob (B) Value (Bldg)								0			
																		Appraised Land Value (Bldg)								87,200			
																		Special Land Value								0			
																		Total Appraised Parcel Value								281,700			
																		Valuation Method								C			
																		Adjustment											
																		Net Total Appraised Parcel Value								281,700			
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	
201901738		09-22-2017		62		SOLAR		22,000		05-22-2018		100		06-10-2019		PERMIT EXPIRED 4 UPDATE 3 BATHS INCLUDES 12' X 16 SFR		06-10-2019						400		15		PERMIT VISIT	
201702485		09-22-2017		62		SOLAR		13,000		05-22-2018		100		05-13-2019				05-22-2018						400		15		PERMIT VISIT	
43		03-08-2011		9		ALTERATION		27,350										04-06-2012						317		14		INSPECTED	
109		04-10-2006		17		DECK		20,000										03-28-2012						250		22		MAILER SENT	
5		01-07-2003		7		REMODEL		19,000										02-03-2012						317		15		PERMIT VISIT	
128		05-01-1988		MN		Manual Note		85,000										11-30-2006						311		15		PERMIT VISIT	
																		05-06-2004						317		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				7,500 SF		11.18		1.040	6	LAND	1.00	NA	1.00			0			1.000	11.63		87,200			
Total Card Land Units								0.172 AC		Parcel Total Land Area: 0.1722								Total Land Value								87,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		95.89
Interior Floor 1	4	CARPET	RCN		240,135
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		19
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		81
Extra Kitchens	0		RCNLD		194,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	702		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	0		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
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	81	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		23.51	22,002	
EFP	ENCL PORCH	0	192		35.54	6,824	
FFL	1ST FLOOR	936	936		117.66	110,126	
GAR	GARAGE	0	484		47.16	22,825	
OFP	OPEN PORCH	0	78		12.07	941	
SFL	2ND FLOOR	650	650		117.66	76,476	
WDK	WOOD DECK	0	60		15.69	941	
Ttl Gross Liv / Lease Area		1,586	3,336	2,041		240,135	

