

State Use 101
Print Date 11-03-2020 4:50:02 P

CURRENT OWNER				TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT									
TESINI GARY J TESINI KAREN N 154 VINELAND AVE EAST LONGMEADOW MA 01028 GIS ID F_376562_2853022																				Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW		
				TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101	99500		99,500				
				DRAINAGE								VIEW				COMMUNITY				RES LAND		101	84800		84,800				
																				RESIDNTL.		101	400		400				
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#											Total		184,700		184,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TESINI GARY J TESINI IREN				6215 02626		0156 0072		09-05-1986 08-22-1958		U U		I I		70,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2020	101	94,400	2019	101	91,800	2018	101	112,200			
																				101	84,800	101	82,300	101	82,300				
																				101	400	101	400	101	400				
																Total		179600		Total		174500		Total		194900			
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value															
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MA																					
NOTES														VISIT / CHANGE HISTORY Date Type Is Id Cd Purpose/Result															
FPL BLOCKED FOR WDSTV.																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type	Description		Amount		Insp Date	% Comp	Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result							
105		04-26-2002		12	REROOF		4,000						NVC		03-19-2018 06-05-2006 05-12-2006 12-19-2002 09-04-1990 06-12-1980					333 250 250 274 131 500	2 11 22 15 3 3	MEASURED ENTRY DENIED MAILER SENT PERMIT VISIT MEAS+INSPECTD MEAS+INSPECTD							
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				10,000 SF	8.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.48	84,800							
Total Card Land Units								0.230 AC		Parcel Total Land Area: 0.2296						Total Land Value								84,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		104.73
Interior Floor 1	3	HARDWOOD	RCN		191,392
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1957
Heat Type	3	FORCED H/W	Effective Year Built		1970
AC Type	01	NONE	Depreciation Code		FA
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		48
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		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		52
Extra Kitchens	0		RCNLD		99,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
19	PATIO			L	100	5.75	1989	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,192		24.13	28,757	
FFL	1ST FLOOR	1,192	1,192		120.83	144,027	
GAR	GARAGE	0	384		48.46	18,608	
Ttl Gross Liv / Lease Area		1,192	2,768	1,584		191,392	

