

State Use 101
Print Date 11-03-2020 6:49:35 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
VERATTI THOMAS E VERATTI KATHLEEN R 105 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_384842_2851164												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		296200		296,200																	
												RES LAND		101		133400		133,400																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		126300		126,300																	
				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		555,900		555,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
VERATTI THOMAS E VERATTI THOMAS E,				10117 04929		0395 0180		12-30-1997 04-18-1980		U U		I I		1 0		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2020		101		281,300		2019		101		273,900		2018		101		278,700	
																				101		133,400				101		130,200				101		130,200	
																				101		126,300				101		126,300				101		129,000	
																		Total				541000		Total				530400		Total				537900	
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																			
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)										296,200					
0001												101				MG				Appraised Xf (B) Value (Bldg)										0					
																Appraised Ob (B) Value (Bldg)										126,300									
																Appraised Land Value (Bldg)										133,400									
																Special Land Value										0									
																Total Appraised Parcel Value										555,900									
																Valuation Method										C									
																Adjustment																			
																Net Total Appraised Parcel Value										555,900									
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							
260		09-14-2000		9		ALTERATION		2,000								ALT. EXIT ON 2ND F		05-11-2018						333		3		MEAS+INSPCTD							
274		11-01-1989		MN		Manual Note		150,000								HORSE BARN		09-11-2009						317		3		MEAS+INSPCTD							
235		07-01-1988		MN		Manual Note		20,000								REMODEL		09-04-2009						375		1		LEFT NOTICE							
																		10-30-2006						250		22		MAILER SENT							
																		06-19-2002						250		22		MAILER SENT							
																		06-18-2002						274		2		MEASURED							
																		02-01-2001						247		15		PERMIT VISIT							
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				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00								1.000	2.84	113,600									
1	101	ONE FAM		RA				2.830	AC	7,000	1.000	0		1.00	MG	1.00								1.000	7,000	19,800									
Total Card Land Units								3.748	AC	Parcel Total Land Area: 3.7483								Total Land Value										133,400							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		82.25
Interior Floor 1	3	HARDWOOD	RCN		384,648
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		23
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		296,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1489		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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
02	SHED/FR			L	128	7.48	2002	70	0.00	GD	A	1.00	700
54	ARENA			L	7,98	9.20	1989	85	0.00	VG	G	1.25	78,000
32	BARN/LFT			L	1,54	19.55	1989	85	0.00	VG	V	1.50	38,400
19	PATIO			L	216	5.75	1998	70	0.00	GD	A	1.00	900
19	PATIO			L	340	5.75	1980	70	0.00	GD	A	1.00	1,400
02	SHED/FR			L	160	7.48	1998	70	0.00	GD	A	1.00	800
31	BARN			L	264	16.10	1999	85	0.00	VG	G	1.25	4,500
41	IMP SHD			L	264	6.90	1999	70	0.00	GD	G	1.25	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,654		22.64	37,447	
FFL	1ST FLOOR	1,688	1,688		113.13	190,966	
GAR	GARAGE	0	468		45.20	21,156	
OFP	OPEN PORCH	0	88		11.57	1,018	
SFL	2ND FLOOR	1,185	1,185		113.13	134,061	
Ttl Gross Liv / Lease Area		2,873	5,083	3,400		384,648	

