

State Use 101
Print Date 11-04-2020 10:41:37

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FERRENTINO JOSEPH FERRENTINO GIOVANNA L 31 OXFORD LN EAST LONGMEADOW MA 01028 GIS ID F_392754_2848657												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	366800		366,800												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	135200		135,200												
				SUPPLEMENTAL DATA												Total		502,000		502,000									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FERRENTINO JOSEPH THE BANK OF WESTERN MASS GASPERINI MICHAEL J + FERRRIS CYNTHIA M GASPERINI MICHAEL				09491	0460	05-17-1996	U	I	300,000		1S		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				09297	0189	11-02-1995	U	V	280,000		1L		2020	101	351,900	2019	101	342,300	2018	101	357,000								
				07451	0232	05-11-1990	U	I	1		1A			101	135,200		101	131,200		101	131,200								
				07382	0042	02-02-1990	U	I	270,000		1																		
				07382	0042	02-02-1990	U	I	1		1F																		
				Total								Total		487100		Total		473500		Total		488200							
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			NV																		
NOTES																													
SUB DIV # 575 90 SALE INCLS 89-50-20 89-52-18SUB DIV #654																		Appraised BLDG. Value (Card)								366,800			
																		Appraised Xf (B) Value (Bldg)								0			
																		Appraised Ob (B) Value (Bldg)								0			
																		Appraised Land Value (Bldg)								135,200			
																		Special Land Value								0			
Total Appraised Parcel Value																		502,000											
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value																		502,000											
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	
41		03-01-1990		MN		Manual Note		135,000								RESIDENCE		06-26-2018 07-15-2005 01-03-2000 11-30-1999 08-06-1992 01-16-1991						333 274 250 247 131 105		2 3 22 2 14 3		MEASURED MEAS+INSPCTD MAILER SENT MEASURED INSPECTED 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		RA				40,000	SF	2.39	1.400	9	LAND	1.00	NV	1.00				0			1.000	3.35	134,000				
1	101	ONE FAM		RA				0.170	AC	7,000	1.000	0		1.00	NV	1.00				0			1.000	7,000	1,200				
Total Card Land Units								1.088	AC	Parcel Total Land Area: 1.0883								Total Land Value								135,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
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	8	BRICK VENR	Code	Description	
Exterior Wall 2	2	CLAPBOARD	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	70.51	
Interior Floor 2	4	CARPET	RCN	447,327	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1990	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	3		Depreciation %	18	
Total Rooms	10		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	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	366,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,840		19.82	36,468	
CFL	CATHEDRAL CE	690	690		102.11	70,458	
FFL	1ST FLOOR	1,276	1,276		99.10	126,449	
GAR	GARAGE	0	1,000		39.64	39,639	
HST	HALF STORY	520	1,040		49.55	51,531	
OSP	SCRN PORCH	0	216		14.68	3,171	
SFL	2ND FLOOR	1,110	1,110		99.10	109,998	
WDK	WOOD DECK	0	690		13.93	9,612	
Ttl Gross Liv / Lease Area		3,596	7,862	4,514		447,327	

