

Property Location

90 PEMBROKE TR

Map ID

31/ 61/ 7/ /

Bldg Name

State Use

101

Vision ID

6664

Account #

6775

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:29:59

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
JULIANO ANTONIO LOUIS LAROCCA JULIANO TINA MARIA 90 PEMBROKE TR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	345800	345,800													
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	135300	135,300													
		SUPPLEMENTAL DATA																				
		Alt Prcl ID SP Permit Chapter Land OC Dates 3/9/2017 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		481,100	481,100													
GIS ID F_381237_2843286																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
JULIANO ANTONIO LOUIS DAVIS JOHN + STEPHEN A DAVIS,TR ASM + CO INC		19830 09348 0000	0384 0266 0000	05-21-2013 12-27-1995	U U U	V V V	145,000 745,000 0	1 1 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
									2020	101	330,800	2019	101	321,500	2018	101	299,700					
										101	135,300		101	131,300		101	131,300					
									Total		466100	Total		452800	Total		431000					
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 995 PHASE X																						
BUILDING PERMIT RECORD																						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY													
201502361	08-11-2015	2	DWELLING	220,000	03-11-2016	100	03-09-2017	OC 3/9/2017 2159	Date	Type	Is	Id	Cd	Purpose/Result								
									03-28-2017			400	25	OC VISIT								
									06-21-2016			400	15	PERMIT VISIT								
									03-11-2016			317	2	MEASURED								
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	MULT				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	MULT				0.320 AC	7,000	1.000	0		0.60	NV	1.00	SHP3		0	1.000	4,200	1,300		
Total Card Land Units							1.238 AC	Parcel Total Land Area: 1.2383							Total Land Value							135,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1	1	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	87.04	
Interior Floor 2	6	CERAMIC TL	RCN	356,475	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2015	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	3	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	97	
Extra Kitchen St			RCNLD	345,800	
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	2,169		24.96	54,132
FFL	1ST FLOOR	2,169	2,169		124.73	270,537
GAR	GARAGE	0	588		49.85	29,311
OFP	OPEN PORCH	0	160		12.47	1,996
PAT	PATIO	0	80		6.24	499

