

State Use 101
Print Date 11-03-2020 8:54:46 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
GUINIPERO JONATHAN 14 LA SALLE ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	114100		114,100						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	84800		84,800						
												RESIDNTL.		101	8100		8,100						
				SUPPLEMENTAL DATA																			
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		207,000		207,000							
GIS ID F_378890_2854783																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GUINIPERO JONATHAN PREMAN SIDNEY M SESSLER DARREN S, RATNOWSKY FAYE A +, ESPOSITO ROY				22197	0339	05-31-2018	Q	I	198,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				12386	0271	06-14-2002	U	I	142,000		2020	101	108,200	2019	101	95,300	2018	101	87,900				
				11274	0423	07-21-2000	U	I	128,900			101	84,800		101	82,300		101	82,300				
				07561	0454	10-03-1990	U	I	120,000			101	8,100		101	8,100		101	8,100				
				04189	0311	10-15-1975	U	I	0			Total		201100		Total		185700		Total		178300	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 114,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,100 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 207,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 207,000									
Total		0.00																					
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
NOTES																							
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						
201200755	02-22-2012	12	REROOF		6,450					16 REPLACEMENT FY02 BP NVC REPLC. STEEL CL ALTERATION KITCHEN AD		07-31-2019			334	2	MEASURED						
178	05-24-2006	25	WINDOWS		9,734							06-15-2012			317	15	PERMIT VISIT						
251	09-25-2001	20	WOOD STOVE		400							12-07-2006			311	15	PERMIT VISIT						
236	08-18-2000	9	ALTERATION		750							03-19-2004			317	2	MEASURED						
293	10-01-1993	MN	Manual Note		1,500							02-05-2002			274	15	PERMIT VISIT						
56	01-01-1985	MN	Manual Note								01-17-2001			247	15	PERMIT VISIT							
															105	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	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	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5	2.5	Units	1	
Foundation	3	MASONRY	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	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate		83.22
Interior Floor 2	4	CARPET	RCN		162,971
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1900
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		114,100
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	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
03	GARAGE	OB	Outbuildi	L	462	28.18	1935	50	0.00	FR	A	1.00	6,500
22	WOOD DK			L	352	9.20	1984	50	0.00	FR	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	572		20.15	11,525	
EFB	ENCL PORCH	0	35		31.77	1,112	
FFL	1ST FLOOR	764	764		101.10	77,239	
OPF	OPEN PORCH	0	130		10.11	1,314	
SFL	2ND FLOOR	596	596		101.10	60,255	
UAT	UNFIN ATTC	0	572		20.15	11,525	
Ttl Gross Liv / Lease Area		1,360	2,669	1,612		162,971	

