

State Use 101
Print Date 11/3/2021 3:11:33 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
PIETRONIRO UMBERTO PIETRONIRO CONCETTA 21 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379816_2855992												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	120900		120,900										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	94000		94,000										
												RESIDNTL.		101	500		500										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		215,400		215,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
PIETRONIRO UMBERTO				03267 0177		06-27-1967		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																2021	101	115,900	2020	101	110,000	2019	101	107,000			
																	101	87,100		101	87,100		101	84,500			
																	101	500		101	500		101	500			
Total												203,500		Total		197,600		Total		192,000							
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										APPROAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								120,900									
0001						101		MA		Appraised Xf (B) Value (Bldg)								0									
										NOTES								Appraised Ob (B) Value (Bldg)								500	
																		Appraised Land Value (Bldg)								94,000	
																		Special Land Value								0	
																		Total Appraised Parcel Value								215,400	
																		Valuation Method								C	
																		Adjustment									
																		Net Total Appraised Parcel Value								215,400	
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							
278		09-13-2004		20 MN	WOOD STOVE		100			0			NVC GAR+ADDN		12-22-2016				317	2	MEASURED						
169		07-01-1990			Manual Note		15,500								12-23-2004				311	15	PERMIT VISIT						
															12-02-2003				274	3	MEAS+INSPCTD						
															08-14-1991				131	12	MEAS DENIED						
															01-14-1991				107	15	PERMIT VISIT						
														07-09-1980	500	3	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	RB				16,157 SF	5.82	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.82	94,000						
Total Card Land Units							0.37 AC	Parcel Total Land Area: 0.37							Total Land Value										94,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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		106.60
Interior Floor 1	3	HARDWOOD	RCN		212,180
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1959
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		120,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	692		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		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
02	SHED/FR			L	120	7.48	1979	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		24.64	24,340
FFL	1ST FLOOR	1,264	1,264		122.93	155,386
GAR	GARAGE	0	624		49.25	30,733
OPF	OPEN PORCH	0	36		13.66	492
PAT	PATIO	0	195		6.30	1,229
Ttl Gross Liv / Lease Area		1,264	3,107	1,726		212,180

