

State Use 101
Print Date 11/3/2021 6:01:04 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
HARRINGTON NICHOLAS J 19 MERELINE AV EAST LONGMEADOW MA 01028 GIS ID F_376117_2854997 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	122800		122,800									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	68300		68,300									
												RESIDNTL.		101	100		100									
				SUPPLEMENTAL DATA												Total		191,200		191,200						
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)										
HARRINGTON NICHOLAS J MARTONE ROSEMARY A TRANGHESE				20550		0353		12-29-2014		Q		I		150,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				06785		0485		03-24-1988		U		I		1		1A		2021	101	117,800	2020	101	111,800	2019	101	108,800
				02443		0454		01-11-1956		U		I		0				101	63,200	63,200	101	63,200	101	61,300		
																		101	100	100	101	100	101	100		
																		Total	181,100	Total	175,100	Total	170,200			
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		MF																		
NOTES												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 122,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 100 Appraised Land Value (Bldg) 68,300 Special Land Value 0 Total Appraised Parcel Value 191,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 191,200														
																				BUILDING PERMIT RECORD						
Permit Id	Issue Date	Type	Description		Amount		Insp Date	% Comp	Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result								
201703083	12-12-2017	62	SOLAR		8,932		05-22-2018	100	05-22-2018		SOLAR ON FRONT		05-22-2018			400	15	PERMIT VISIT								
201503081	12-15-2015	25	WINDOWS		5,910		05-13-2016	100	05-13-2016		INC 2 DOORS, NVC		05-13-2016			317	15	PERMIT VISIT								
201502927	11-30-2015	91	INSULATION		3,700			0					06-26-2006			250	22	MAILER SENT								
													04-16-2004			250	22	MAILER SENT								
													04-13-2004			311	2	MEASURED								
													07-28-1992			131	14	INSPECTED								
													05-06-1992			107	22	MAILER SENT								
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				5,400 SF	16.63	0.760	3	LAND	1.00	MF	1.00			0		1.000	12.64	68,300					
Total Card Land Units							0.12 AC	Parcel Total Land Area: 0.12							Total Land Value							68,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	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		122.15
Interior Floor 1	4	CARPET	RCN		175,450
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1958
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		122,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	702		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		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
01	SHED/MTL			L	60	5.18	1965	30	0.00	PR	P	0.75	100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		28.52	26,696	
FFL	1ST FLOOR	936	936		142.76	133,622	
GAR	GARAGE	0	264		57.32	15,132	
Ttl Gross Liv / Lease Area		936	2,136	1,229		175,450	

