

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
MAGNANI SARAH MAGNANI JOSEPH 329 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_382277_2844883												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	118500		118,500													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	103200		103,200													
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
												Total		221,700		221,700														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
MAGNANI SARAH INDOMENICO SARAH J VAILLANCOURT THOMAS B JR SHEA FREDERICK B PESTO RICHARD M,				23808		0121		04-06-2021		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed		
				22527		0088		01-18-2019		Q		I		196,000		00		2021		101		113,500		2020		101		107,400		
				20732		0212		06-04-2015		U		I		165,000		1				101		95,400		2019		101		104,300		
				19437		0355		09-10-2012		U		I		145,000		1														
				12603		0395		09-27-2002		U		I		100		1A														
																Total		208,900		Total		202,800		Total		196,900				
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		MG																						
NOTES																														
												Appraised BLDG. Value (Card)										118,500								
												Appraised Xf (B) Value (Bldg)										0								
												Appraised Ob (B) Value (Bldg)										0								
												Appraised Land Value (Bldg)										103,200								
												Special Land Value										0								
												Total Appraised Parcel Value										221,700								
												Valuation Method										C								
												Adjustment																		
												Net Total Appraised Parcel Value										221,700								
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		
																		08-19-2019						334		2		MEASURED		
																		11-09-2012						317		3		MEAS+INSPCTD		
																		01-20-2012						317		16		FIELDREV CHG		
																		09-13-2003						274		3		MEAS+INSPCTD		
																		09-03-1980						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		RAA				21,780 SF		4.42	1.190	7	LAND	1.00	MG	1.00	WATER TOWE			0	TRF1	0.9	1.000	4.74		103,200				
Total Card Land Units								0.50		AC	Parcel Total Land Area: 0.50								Total Land Value										103,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.5	1.5	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	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	8	PLYWD PANL	Adj Base Rate		100.63
Interior Floor 1	4	CARPET	RCN		207,974
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
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		57
Extra Kitchens	0		RCNLD		118,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,217		22.29	27,127	
EFB	ENCL PORCH	0	108		33.08	3,572	
FFL	1ST FLOOR	1,241	1,241		111.63	138,538	
GAR	GARAGE	0	260		44.65	11,610	
UAT	UNFIN ATTC	0	1,217		22.29	27,127	
Ttl Gross Liv / Lease Area		1,241	4,043	1,863		207,974	

