

State Use 101
Print Date 11/3/2021 8:29:28 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
TESINI GARY J TESINI KAREN N 154 VINELAND AVE EAST LONGMEADOW MA 01028 GIS ID F_376562_2853022												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	103800		103,800																
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	91500		91,500																
												RESIDNTL.		101	400		400																
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
												Total		195,700		195,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
TESINI GARY J TESINI IREN				06215 0156		09-05-1986		U		I		70,000				Year		Code	Assessed		Year	Code	Assessed		Year	Code	Assessed						
				02626 0072		08-22-1958		U		I		0				2021		101	99,500		2020	101	94,400		2019	101	91,800						
																		101	84,800			101	84,800			101	82,300						
																		101	400			101	400			101	400						
																		Total		184,700		Total		179,600		Total		174,500					
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																Appraised BLDG. Value (Card) 103,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 91,500 Special Land Value 0 Total Appraised Parcel Value 195,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 195,700																	
Nbhd				Nbhd Name				B				Tracing												Batch									
0001												101												MA									
NOTES																																	
FPL BLOCKED FOR WDSTV.																																	
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					
105		04-26-2002		12		REROOF		4,000								NVC		03-19-2018						333		2		MEASURED					
																		06-05-2006						250		11		ENTRY DENIED					
																		05-12-2006						250		22		MAILER SENT					
																		12-19-2002						274		15		PERMIT VISIT					
																		09-04-1990						131		3		MEAS+INSPCTD					
																		06-12-1980						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		RC				10,000	SF	9.15	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.15		91,500							
Total Card Land Units														0.23		AC		Parcel Total Land Area: 0.23				Total Land Value										91,500	

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	109.97	
Interior Floor 2			RCN	199,692	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1970	
Bedrooms	3		Depreciation Code	FA	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	48	
Total Rooms	5		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	52	
Extra Kitchen St			RCNLD	103,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
19	PATIO			L	100	5.75	1989	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,192		25.17	30,004	
FFL	1ST FLOOR	1,192	1,192		126.07	150,273	
GAR	GARAGE	0	384		50.56	19,415	
Ttl Gross Liv / Lease Area		1,192	2,768	1,584		199,692	

