

State Use 101
Print Date 11/3/2021 10:13:40 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
COMMISSO FRANK J COMMISSO MARTHA A 39 COOLEY AVE EAST LONGMEADOW MA 01028 GIS ID F_376187_2851907				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND		Code 101 101		Appraised 240300 72900		Assessed 240,300 72,900		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY																							
				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		313,200		313,200																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
COMMISSO FRANK J TORCIA ,MICHAEL TORCIA ,MICHAEL				10983 0180		10-29-1999		U		I		190,500		1P		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				10675 0241		03-05-1999		U		V		35,000				2021		101		230,700		2020		101		221,600		2019		101		215,700	
				00000 0000				U				0						101		67,300		101		67,300		101		65,600					
Total														Total		298,000		Total		288,900		Total		281,300									
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 VALUE SUMMARY Appraised BLDG. Value (Card) 240,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 72,900 Special Land Value 0 Total Appraised Parcel Value 313,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 313,200													
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		MA																									
NOTES																		VISIT / CHANGE HISTORY Date Type Is Id Cd Purpose/Result 03-22-2018 333 2 MEASURED 09-09-2010 316 14 INSPECTED 09-02-2010 316 2 MEASURED 04-02-2004 311 1 LEFT NOTICE 11-03-1999 247 15 PERMIT VISIT															
SUB DIV #703																																	
BUILDING PERMIT RECORD																																	
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result					
59		04-21-1999		2		DWELLING		115,000										03-22-2018 09-09-2010 09-02-2010 04-02-2004 11-03-1999						333 316 316 311 247		2 14 2 1 15		MEASURED INSPECTED MEASURED LEFT NOTICE 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				24,468	SF	3.97	1.000	5	LAND	0.75	MA	1.00	WET3		0		1.000	2.98		72,900									
Total Card Land Units								0.56	AC	Parcel Total Land Area: 0.56								Total Land Value								72,900							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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		95.62
Interior Floor 1	4	CARPET	RCN		273,099
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1999
Heat Type	1	FORCED H/A	Effective Year Built		2006
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		240,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		22.68	22,862	
FFL	1ST FLOOR	1,092	1,092		113.18	123,591	
SFL	2ND FLOOR	1,092	1,092		113.18	123,591	
WDK	WOOD DECK	0	192		15.92	3,056	
Ttl Gross Liv / Lease Area		2,184	3,384	2,413		273,099	

