Property Location 213 VINELAND AV | Map ID 4A/ 7/ 584/ / | Bldg Name | State Use 954
Vision ID 4032 | Account # 4099 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 10:14:14 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
SISTO LOMBARDI # 64 ITALIAN AME		1 TYPCL		
213 VINELAND AVE				
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter La		Field 8	
OC Dates		Field 9	
In+Ex FY		Field 10	
Mailed			
GIS ID	F_376452_2852111	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	954	111,600	111,600
EXM LAND	954	132,800	132,800
EXEMPT	954	11,200	11,200
Total		255,600	255,600

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SISTO LOMBARDI # 64 ITALIAN AMERICAN	03279	0001	08-10-1967	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	954	111,600	2020	954	111,600	2019	954	107,800
	954	132,800		954	132,800		954	129,200
	954	11,200		954	11,200		954	11,200
	Total	255,600		Total	255,600		Total	248,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			954	BA

NOTES

SISTO LOMBARDI POST #64 CONDTION FACTOR

IS 200 - LOT 584-589, 597-602, CLAUSE 5

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	111,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,200
Appraised Land Value (Bldg)	132,800
Special Land Value	0
Total Appraised Parcel Value	255,600
Valuation Method	C
Total Appraised Parcel Value	255,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-04-2004	303			2	MEASURED
07-14-1992	131			14	INSPECTED
04-01-1992	107			2	MEASURED
09-10-1990	131			2	MEASURED
03-20-1981	500			3	MEAS+INSPCTD

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	954	CHAR-FRATER	RC	SITE	36,000	SF	3.35	1.10000	C	1.00	CA	1.000			0	3.69	132,800
				Total Card Land Units	0.83	AC	Parcel Total Land Area:			0.83						Total Land Value	132,800

Property Location 213 VINELAND AV | Map ID 4A/ 7/ 584/ / | Bldg Name | State Use 954
Vision ID 4032 | Account # 4099 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 10:14:15 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	69	LODGE
Model	94	COMMERCIAL
Grade	C-	AVG. (-)
Stories	1.00	1 STORY
Occupancy	1.00	
Exterior Wall 1	21	CONC BLOCK
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heating Fuel	2	GAS
Heating Type	1	FORCED H/A
AC Percent	0	
FBM Sqft		
Bldg Use	954	CHAR-FRATERN
Total Rooms	0	
Bedrooms	0	
Full Baths	0	
Half Baths	5	
Extra Fixtures	2	
#Heat Sys	1	
Frame	1	WOOD
Bath Style	A	AVERAGE
Foundation	1	CONCRETE
Partitions	T	TYPICAL
Wall Height	12.00	
FBM Quality		
Overhead Door		
Kitchens	1	

CONSTRUCTION DETAIL (CONTINUED)

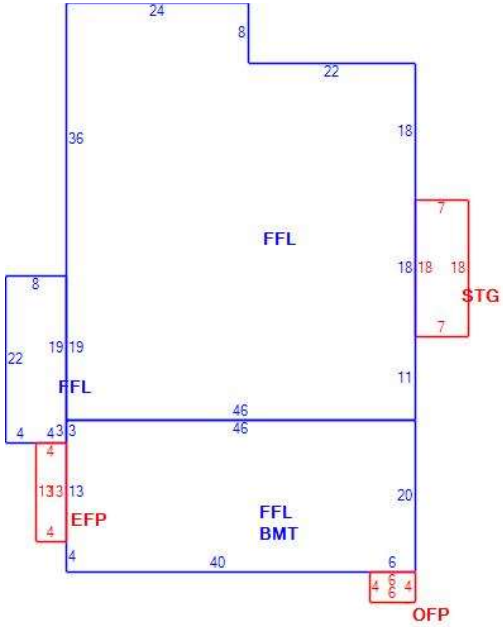
Element	Cd	Description

MIXED USE

Code	Description	Percentage
954	CHAR-FRATERN	100
		0
		0

COST / MARKET VALUATION

RCN	202,842
Year Built	1930
Effective Year Built	1983
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	10
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	55
Cns Sect Rcnld	111,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
77	LITE-SIN	L	3	690.00	1980	AV	55	A	1.00	1,100
85	PAVING	L	10,000	1.61	1960	AV	55	A	1.00	8,900
40	LEAN-TO	L	512	5.75	1960	FR	40	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	920		10.96	10,082
EFP	ENCL PORCH	0	52		16.86	877
FFL	1ST FLOOR	3,450	3,450		54.79	189,034
OFP	OPEN PORCH	0	24		4.57	110
STG	STORAGE	0	126		21.74	2,740
	Ttl Gross Liv / Lease Area	3,450	4,572	3,702		202,843