

State Use 101
Print Date 11/3/2021 10:14:30 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
INDOMENICO FRANCO INDOMENICO MARY C 212 VINELAND AVE EAST LONGMEADOW MA 01028 GIS ID F_376667_2852151												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	300100		300,100																										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	95800		95,800																										
												RESIDNTL.		101	1500		1,500																										
				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		397,400		397,400																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
INDOMENICO FRANCO RINALDI JAMES V + RINALDI JOSEPH L + JAMESV RINALDI DELORES F				09117 0152		04-28-1995		U		I		132,500				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
				09086 0425		03-20-1995		U		I		1		1A		2021		101	287,900	2020	101	273,300	2019	101	266,000																		
				08922 0428		08-23-1994		U		I		1		1A				101	88,800		101	88,800		101	86,100																		
				02453 0049		03-01-1956		U		I		0						101	1,500		101	1,500		101	1,500																		
																Total		378,200	Total	363,600	Total	353,600																					
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												APPRaised VALUE SUMMARY																									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)												300,100																					
0001						101		MA		Appraised Xf (B) Value (Bldg)												0																					
														Appraised Ob (B) Value (Bldg)						1,500																							
														Appraised Land Value (Bldg)						95,800																							
														Special Land Value						0																							
														Total Appraised Parcel Value						397,400																							
														Valuation Method						C																							
														Adjustment																													
														Net Total Appraised Parcel Value						397,400																							
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															
201702464 117		09-15-2017 05-08-2007		17 4		DECK ADDITION		21,650 80,000		03-01-2018		100		03-01-2018		14X34 REPLACE E SEE NOTES		03-01-2018 05-17-2013 11-21-2008 12-26-2007 12-26-2007 03-30-2004 07-17-1992						333 105 317 317 317 316 131		15 15 13 2 15 3 14		PERMIT VISIT PERMIT VISIT MISSED APPT MEASURED PERMIT VISIT MEAS+INSPCTD INSPECTED															
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								20,644		SF		4.64		1.000		5		LAND		1.00		MA		1.00				0				1.000		4.64		95,800	
														Total Card Land Units				0.47		AC		Parcel Total Land Area: 0.47														Total Land Value				95,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	89.00	
Interior Floor 2			RCN	361,608	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	300,100	
FBM Sqft	787		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			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	300	5.75	2017	70	0.00	GD	G	1.25	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,574		22.74	35,786	
FFL	1ST FLOOR	1,574	1,574		113.61	178,816	
OFP	OPEN PORCH	0	64		10.65	682	
TQS	3/4 STORY	1,229	1,638		85.24	139,622	
WDK	WOOD DECK	0	422		15.88	6,703	
Ttl Gross Liv / Lease Area		2,803	5,272	3,183		361,608	

