

Property Location

44 HIGH PINE CR

Map ID

61/ 46/ 36R/ /

Bldg Name

State Use

101

Vision ID

4740

Account #

4813

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/4/2021 12:00:49 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TILLI FRANK TILLI MARIA ANGELICA 44 HIGH PINE CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	349300	349,300												
						RES LAND	101	125600	125,600												
						RESIDNTL.	101	1400	1,400												
		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#															
GIS ID F_389851_2852027						Total				476,300	476,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TILLI FRANK TILLI FRANK + MARIA ANGELICA, MCMAHON GARY S + CJ BUILDERS		16602	0269	04-03-2007	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08907	0590	08-04-1994	U	I	255,000		2021	101	335,400	2020	101	326,700	2019	101	318,200				
		06012	0017	02-14-1986	U	I	191,000			101	116,500		101	116,500		101	112,900				
		05670	0533	08-21-1984	U	I	0	1		101	1,400		101	1,400		101	1,400				
		Total						453,300		Total		444,600		Total		432,500					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 345,800 Appraised Xf (B) Value (Bldg) 3,500 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 125,600 Special Land Value 0 Total Appraised Parcel Value 476,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 476,300												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NG													
NOTES																					
2 COMPLETE CENTRAL A/C SYSTEMS - SUB DIV #904																					
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							
201700287	02-01-2017	91	INSULATION	3,857		0			04-17-2015			105	15	PERMIT VISIT							
201400743	04-02-2014	GEN	GENERATOR	6,000	06-02-2014	100	04-17-2015		06-02-2014			317	15	PERMIT VISIT							
74	04-16-2000	4	ADDITION	32,000				GAME RM;LFT SID	05-02-2008			317	14	INSPECTED							
190	08-13-1998	10	SHED	4,260					07-31-2001			247	3	MEAS+INSPCTD							
43	01-01-1985	MN	Manual Note					SFR	02-01-2001			247	15	PERMIT VISIT							
									02-11-1999			247	15	PERMIT VISIT							
									03-30-1992			170	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	RA				35,289 SF	2.87	1.240	8	LAND	1.00	NG	1.00		0		1.000	3.56	125,600	
Total Card Land Units							0.81	AC	Parcel Total Land Area: 0.81							Total Land Value					125,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#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	8	BRICK VENR	101	ONE FAM	100
Roof Structure	6	SALTBOX			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		79.05
Interior Floor 1	3	HARDWOOD	RCN		437,760
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1985
Heat Type	1	FORCED H/A	Effective Year Built		1997
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		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		79
Extra Kitchens	0		RCNLD		345,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1510		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
02	SHED/FR	EX	Extra Fea	L	264	7.48	1998	70	0.00	GD	A	1.00	1,400
MN	MANUAL			B	96	30.00	1999	79	1.00	VG	V	1.50	3,500
GEN	GENERATO			B	1	0.00	1999	79	1.00	00	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,887		22.83	43,079
FFL	1ST FLOOR	1,899	1,899		114.27	216,995
GAR	GARAGE	0	625		45.71	28,567
OFP	OPEN PORCH	0	171		11.36	1,943
SFL	2ND FLOOR	1,152	1,152		114.27	131,637
WDK	WOOD DECK	0	971		16.00	15,540
	Ttl Gross Liv / Lease Area	3,051	6,705	3,831		437,760

