

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
TRUOIOLO ANTONIO + SARAH A 21 OXFORD LN EAST LONGMEADOW MA 01028 GIS ID F_392715_2848900 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	302600		302,600																		
												RES LAND		101	145700		145,700																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14200		14,200																		
				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		462,500		462,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
TRUOIOLO ANTONIO + SARAH A HANIFAN THOMAS P HANIFAN,THOMAS P & FERRIS CYNTHIA M, FERRIS JAMES M				21021		0584		01-08-2016		Q		I		405,000		00		Year		Code		Assessed		Year		Code		Assessed							
				12395		0208		06-20-2002		U		I		1		1A		2021		101		290,000		2020		101		278,200		2019		101		270,400	
				10323		0091		06-12-1998		U		I		285,000						101		135,300				101		135,300				101		131,300	
				07293		0305		10-13-1989		U		I		1		1A				101		14,200				101		14,200				101		14,200	
				07060		0242		12-29-1988		U		I		37,000		1B																			
																Total		439,500		Total		427,700		Total		415,900									
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																																			
Nbhd				Nbhd Name				B				Tracing				Batch																			
0001								101				NV																							
NOTES																																			
SUB DIV#575 +654												Appraised BLDG. Value (Card)								302,600															
												Appraised Xf (B) Value (Bldg)								0															
												Appraised Ob (B) Value (Bldg)								14,200															
												Appraised Land Value (Bldg)								145,700															
												Special Land Value								0															
												Total Appraised Parcel Value								462,500															
												Valuation Method								C															
												Adjustment																							
												Net Total Appraised Parcel Value								462,500															
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							
202100758		03-09-2021		91		INSULATION		7,374				0				ADDITION POOL I SFR		01-19-2017						317		16		FIELDREV CHG							
210		08-01-1989		MN		Manual Note		6,000						07-15-2005										274		2		MEASURED							
193		08-01-1989		MN		Manual Note		12,000						02-19-2000										247		14		INSPECTED							
														11-30-1999										247		2		MEASURED							
23		02-01-1988		MN		Manual Note		150,000						04-28-1992												131		3		MEAS+INSPCTD					
														01-22-1990										105		15		PERMIT VISIT							
														11-30-1988										107		2		MEASURED							
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				40,000		SF		2.58	1.400	9	LAND	1.00	NV	1.00			0				1.000	3.61		144,400							
1	101	ONE FAM		RA				0.180		AC		7,000	1.000	0		1.00	NV	1.00			0				1.000	7,000		1,300							
Total Card Land Units								1.10		AC		Parcel Total Land Area: 1.10								Total Land Value										145,700					

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style		05	CAPE				Basement Floor		12	CONCRETE			
Model		01	RESIDENTIAL				Bsmt Garage						
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			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				81.00		
Interior Floor 1		3	HARDWOOD				RCN				373,578		
Interior Floor 2		4	CARPET				Net Other Adj						
Heat Fuel		2	GAS				Year Built				1988		
Heat Type		1	FORCED H/A				Effective Year Built				1999		
AC Type		03	FULL				Depreciation Code				GD		
Bedrooms		3					Remodel Rating						
Full Baths		2					Year Remodeled						
Half Baths		1					Depreciation %				19		
Extra Fixtures		2					Functional Obsol						
Total Rooms		7					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				81		
Extra Kitchens		0					RCNLD				302,600		
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		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			L	200	7.48	1989	70	0.00	GD	A	1.00	1,000
11	POOL I-V	OB	Outbuildi	L	648	29.00	1989	70	0.00	GD	A	1.00	13,200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,505		20.10		30,244		
FFL	1ST FLOOR					1,638	1,638		100.48		164,583		
GAR	GARAGE					0	835		40.19		33,560		
HST	HALF STORY					157	313		50.40		15,775		
OPF	OPEN PORCH					0	67		10.50		703		
OSP	SCRN PORCH					0	294		15.04		4,421		
TQS	3/4 STORY					894	1,192		75.36		89,828		
UHS	UNFIN HALF STORY					0	968		30.10		29,139		
WDK	WOOD DECK					0	376		14.16		5,325		
Ttl Gross Liv / Lease Area						2,689	7,188	3,718			373,578		

