

State Use 101
Print Date 11/9/2021 8:40:03 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
GUINIPERO JASON J GUINIPERO JENNIFER L 17 RUFFINO RD EAST LONGMEADOW MA 01028 GIS ID F_385895_2840640												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	451400		451,400											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	147600		147,600											
												RESIDNTL.		101	1300		1,300											
				SUPPLEMENTAL DATA																								
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		600,300		600,300												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
GUINIPERO JASON J ROOSEVELT HILL LLC, CROSS GERTRUDE W,				17682 0543		03-05-2009		U	V	147,500		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				14240 0169		06-01-2004		U	I	305,000			2021	101	432,900	2020	101	419,600	2019	101	408,300							
				00000 0000				U		0				101	137,200		101	133,200		101	133,200							
														101	1,300		101	1,300		101	1,300							
				Total		0.00									Total	571,400	Total	558,100	Total	542,800								
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) 451,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 147,600 Special Land Value 0 Total Appraised Parcel Value 600,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 600,300											
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name				B				Tracing				Batch														
0001										101				NV														
NOTES																												
SUB DIV 983-SUB DIV 994																												
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			
201400886		04-08-2014		10	SHED			5,000		05-23-2014		100	05-23-2014		12X20			05-23-2014						317	15	PERMIT VISIT		
221		08-02-2011		2	DWELLING			330,000							APPEARS OCCUPI			07-06-2012						400	25	OC VISIT		
																		06-22-2012						317	3	MEAS+INSPECTD		
																		06-22-2012						317	15	PERMIT VISIT		
																		04-27-2012						317	3	MEAS+INSPECTD		
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		RAA				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		RAA				0.450		AC	7,000	1.000	0		1.00	NV	1.00			0			1.000	7,000		3,200		
Total Card Land Units								1.37		AC	Parcel Total Land Area: 1.37								Total Land Value								147,600	

Property Location 17 RUFFINO RD
 Vision ID 6651 Account # 6762

Map ID 44/ 27/ 2/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	6	CERAMIC TL	Adj Base Rate	73.88	
Heat Fuel	2	GAS	RCN	480,203	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	2011	
Bedrooms	4		Effective Year Built	2012	
Full Baths	3		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	3		Year Remodeled		
Total Rooms	7		Depreciation %	6	
Bath Style	V	VERY GOOD	Functional Obsol		
Half Bath Style	G	GOOD	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	94	
FBM Sqft			RCNLD	451,400	
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
02	SHED/FR			L	240	7.48	2013	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,981		21.01	62,626	
BNT	BSMT ENTRY	0	36		5.84	210	
CFL	CATHEDRAL CE	896	896		108.24	96,986	
FFL	1ST FLOOR	1,737	1,737		105.08	182,519	
GAR	GARAGE	0	576		41.96	24,168	
HST	HALF STORY	71	142		52.54	7,460	
OPF	OPEN PORCH	0	348		10.57	3,678	
PAT	PATIO	0	345		5.18	1,786	
SFL	2ND FLOOR	576	576		105.08	60,524	
UHS	UNFIN HALF STORY	0	1,277		31.51	40,245	
Ttl Gross Liv / Lease Area		3,280	8,914	4,570		480,203	

