

State Use 101
Print Date 12/12/2022 1:39:45 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
PERKINS ZACHARY D 43 WOOD AV EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		145700		145,700																	
												RES LAND		101		75100		75,100																	
				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_374121_2855662										Total220,800220,800																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
PERKINS ZACHARY D DEPERGOLA COURTNEY A COSSABOOM,JOHN M SCARNICI SR,LEONARD A ZUCCALAANTHONY F,				21696		0057		05-25-2017		U		I		165,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				18349		0493		06-25-2010		U		I		205,000				2022		101		129,600		2021		101		124,200		2020		101		117,500	
				17891		0535		07-15-2009		U		I		195,000						101		68,300				101		63,200				63,200			
				10361		0062		07-09-1998		U		I		47,500		1																			
ZUCCALAANTHONY F,				02613		0379		06-19-1958		U		I		0				Total		197,900		Total		187,400		Total		180,700							
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																	
				Total		0.00												Appraised BLDG. Value (Card)145,700																	
						ASSESSING NEIGHBORHOOD										Appraised Xf (B) Value (Bldg)0																			
Nbhd		Nbhd Name				Tracing		Batch		Appraised Ob (B) Value (Bldg)0																									
0001						101		MF		Appraised Land Value (Bldg)75,100																									
NOTES																		Special Land Value0																	
																		Total Appraised Parcel Value220,800																	
																		Valuation MethodC																	
																		Adjustment																	
																		Net Total Appraised Parcel Value220,800																	
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							
202002680		09-30-2020		91		INSULATION		3,914				0						06-02-2017						105		2		MEASURED							
																		01-27-2012						317		16		FIELDREV CHG							
																		03-04-2011						317		16		FIELDREV CHG							
																		02-10-2010						317		16		FIELDREV CHG							
																		06-07-2004						319		14		INSPECTED							
																		04-24-2004						250		22		MAILER SENT							
																		04-18-2004						311		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		RC				5,500	SF	17.97	0.760	3	LAND	1.00	MF	1.00				0		1.000	13.66	75,100											
Total Card Land Units								0.13	AC	Parcel Total Land Area: 0.13				Total Land Value										75.100											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate		92.99
Interior Floor 2			RCN		208,105
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1900
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		145,700
FBM Sqft	189		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	189	754		26.39	19,895	
BMT	BASEMENT	0	754		21.08	15,895	
FFL	1ST FLOOR	862	862		105.26	90,737	
OPF	OPEN PORCH	0	210		10.53	2,211	
SFL	2ND FLOOR	754	754		105.26	79,368	
Ttl Gross Liv / Lease Area		1,805	3,334			208,105	

