

State Use 101
Print Date 12/12/2022 2:15:57 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MASTROIANNI MARIE 29 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379796_2856140												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		180400		180,400											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		103400		103,400											
														101		300		300											
				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		284,100		284,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MASTROIANNI MARIE BAUSCH PEGGY, JOHNSON MARLENE M,				17711 0064		03-27-2009		U		I		225,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				11711 0042		06-22-2001		U		I		179,000				2022	101	162,100	2021	101	155,700	2020	101	148,000					
				05010 0266		10-14-1980		U		I		0													101	94,000	87,100	101	87,100
																Total		256,400		Total		243,100		Total					
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)				180,400							
																		Appraised Xf (B) Value (Bldg)				0							
																		Appraised Ob (B) Value (Bldg)				300							
																		Appraised Land Value (Bldg)				103,400							
																		Special Land Value				0							
																		Total Appraised Parcel Value				284,100							
																		Valuation Method				C							
																		Adjustment											
																		Net Total Appraised Parcel Value				284,100							
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	
201602571		09-19-2016		25		WINDOWS		3,675		03-21-2017		100		03-21-2017		7 REPLACEMENT N		03-21-2017						317		15		PERMIT VISIT	
201402291		08-07-2014		91		INSULATION		2,600				0						05-11-2010						316		16		FIELDREV CHG	
94		05-02-2001		20		WOOD STOVE		1,000								NVC		07-10-2009						375		3		MEAS+INSPCTD	
53		01-01-1986		MN		Manual Note										AG POOL		03-31-2004						250		22		MAILER SENT	
																		12-02-2003						274		2		MEASURED	
																		02-07-2002						274		15		PERMIT VISIT	
																		12-12-1988						105		15		PERMIT VISIT	
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		RB				16,157	SF	6.40	1.000	5	LAND	1.00		MA	1.00				0			1.000	6.4	103,400			
Total Card Land Units								0.37	AC	Parcel Total Land Area: 0.37								Total Land Value								103,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		116.36
Interior Floor 1	3	HARDWOOD	RCN		257,782
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1959
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		180,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	910		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
19	PATIO			L	100	5.75	1990	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,300		27.53	35,784
EFP	ENCL PORCH	0	80		68.82	5,505
FFL	1ST FLOOR	1,300	1,300		137.63	178,920
GAR	GARAGE	0	528		55.00	29,040
PAT	PATIO	0	80		6.88	551
WDK	WOOD DECK	0	288		27.72	7,983
	Ttl Gross Liv / Lease Area	1,300	3,576			257,782

