

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																		
BONZAGNI MATTHEW ANTHONY DEL ROSAIO WALLIS R 162 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_383707_2851645												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	180000		180,000																													
												RES LAND		101	82900		82,900																													
				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#																																						
				Total										262,900		262,900																														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																														
BONZAGNI MATTHEW ANTHONY KOSTORIZOS JAMES MTGLQ INVESTORS LP WARREN AMY C MCCRACKEN,MARION I				24303		0372		12-15-2021		Q		I		275,000		00		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed															
				22584		0479		03-13-2019		U		I		114,884		1L		2022		101		162,500		2021		101		51,700		2020		101		47,800												
				22513		0110		01-07-2019		U		I		151,000		1L																														
				16301		0223		11-01-2006		U		I		165,000																																
				04298		0328		07-27-1976		U		I		0																																
				Total										237,800		Total		129,100		Total		125,200																								
EXEMPTIONS						OTHER ASSESSMENTS																																								
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																												
				Total		0.00																																								
ASSESSING NEIGHBORHOOD																																														
Nbhd				Nbhd Name				Tracing				Batch				APPRAISED VALUE SUMMARY																														
0001								101				MA																																		
NOTES																																														
Adjustment																		180,000																												
Appraised BLDG. Value (Card)																		0																												
Appraised Xf (B) Value (Bldg)																		0																												
Appraised Ob (B) Value (Bldg)																		82,900																												
Appraised Land Value (Bldg)																		0																												
Special Land Value																		262,900																												
Total Appraised Parcel Value																		C																												
Valuation Method																		Net Total Appraised Parcel Value										262,900																		
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																		
202001896		06-17-2020		9		ALTERATION		15,500		07-22-2021		100		07-22-2021		VINYL SIDING, WIN		07-23-2021						400		14		INSPECTED																		
201902816		09-04-2019		91		INSULATION		3,000				0						07-05-2021						334		15		PERMIT VISIT																		
201902813		09-04-2019		8		RENOVATION		40,500		07-22-2021		100		07-22-2021		NEW KITC & BTH, R		06-29-2020						334		15		PERMIT VISIT																		
324		11-01-1993		MN		Manual Note		2,065								ROOFING		08-20-2019						334		9		UNOCCUPIED																		
																		02-01-2013						317		3		MEAS+INSPCTD																		
																		11-21-2002						274		3		MEAS+INSPCTD																		
																		02-10-1994						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		RA						13,068 SF		7.82		1.000	5	LAND	0.90	MA	1.00			0 TRF2				0.9	1.000	6.34		82,900																
																		Total Card Land Units										0.30		AC	Parcel Total Land Area: 0.30				Total Land Value										82,900	

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	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		126.66
Interior Floor 1	3	HARDWOOD	RCN		216,819
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1967
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	2		Remodel Rating		04
Full Baths	1		Year Remodeled		2020
Half Baths	0		Depreciation %		17
Extra Fixtures			Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		83
Extra Kitchens	0		RCNLD		180,000
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	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	895		31.40	28,103	
FFL	1ST FLOOR	1,035	1,035		157.00	162,496	
GAR	GARAGE	0	399		62.96	25,120	
PAT	PATIO	0	138		7.96	1,099	
Ttl Gross Liv / Lease Area		1,035	2,467			216,819	

