

State Use 101
Print Date 12/12/2022 6:35:52 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
CHIUSANO NICHOLAS J 123 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_383793_2850907												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		156600		156,600															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		111900		111,900															
												RESIDENTL.		101		97300		97,300															
				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		365,800		365,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
CHIUSANO NICHOLAS J CRAFTS MAFALDA Y LIFE ESTATE, CRAFTS MAFALDA Y				17308 0286		05-21-2008		U		I		160,000		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08060 0293		05-28-1992		U		I		1		1A		2022		101		139,500		2021		101		133,600		2020		101		126,600	
				05633 0195		06-15-1984		U		I		80						101		102,300				101		95,500				101		95,500	
																		101		97,300				101		97,300				101		97,300	
												Total		339,100		Total		326,400		Total		319,400											
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						Tracing			Batch																					
0001									101			MA																					
NOTES																																	
BC CONFIRMS BP202202239 COMP 8/2/22																																	
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					
202202239		06-29-2022		3		GARAGE		10,000				0				RPLC EXIST TENT		04-05-2017						317		15		PERMIT VISIT					
201602181		07-21-2016		62		SOLAR		45,934		04-05-2017		100		04-05-2017				04-17-2015						105		11		ENTRY DENIED					
201402486		09-12-2014		9		ALTERATION		3,500		04-17-2015		100		04-17-2015		FIN BARN INTERIO		06-04-2013						105		15		PERMIT VISIT					
201203527		04-03-2013		10		SHED		2,700								52' X 18' ATTACHE		01-18-2013						317		3		MEAS+INSPCTD					
96		04-27-2011		MN		Manual Note		0				0				MOVE PORTABLE		03-09-2012						317		15		PERMIT VISIT					
160		07-28-2009		9		ALTERATION		1,341								ATTIC INSULATION		12-20-2010						317		15		PERMIT VISIT					
51		03-23-2009		15		TENT		675								TEMPORARY NVC		12-11-2009						317		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				40,000	SF	2.84	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.56	102,400								
1	101	ONE FAM		RA				1.360	AC	7,000.00	1.000	0		1.00	MA	1.00				0			1.000	7,000	9,500								
Total Card Land Units								2.28	AC	Parcel Total Land Area: 2.28										Total Land Value				111,900									

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		114.84
Interior Floor 2	3	HARDWOOD	RCN		248,549
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1984
Bedrooms	2		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		156,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
02	SHED/FR			L	24	7.48	2005	50	0.00	FR	A	1.00	100
45	GAR,HI			L	3,22	33.35	2008	60	0.00	AV	A	1.00	64,500
45	GAR,HI			L	300	33.35	2008	60	0.00	AV	A	1.00	6,000
FINB	FINSHDwBA			L	480	55.00	2008	60	0.00	AV	A	1.00	15,800
02	SHED/FR			L	936	7.48	2013	70	0.00	GD	A	1.00	4,900
65	MEZ-UNF	OB	Outbuildi	L	500	17.25	2008	70	0.00	GD	A	1.00	6,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,257		27.82	34,970	
EFB	ENCL PORCH	0	171		70.07	11,982	
FFL	1ST FLOOR	1,257	1,257		139.32	175,127	
GAR	GARAGE	0	447		55.79	24,938	
PAT	PATIO	0	221		6.93	1,533	
Ttl Gross Liv / Lease Area		1,257	3,353			248,549	

