

State Use 101
Print Date 12/12/2022 7:12:03 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
PELLEGRINI BENJAMIN C CAPUA DIANNA 5 ROBIN ST EAST LONGMEADOW MA 01028 GIS ID F_377026_2853214												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	451400		451,400									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	100700		100,700									
				SUPPLEMENTAL DATA										Total		552,100		552,100								
Alt Prcl ID SP Permit Chapter Land OC Dates 5/10/22 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
PELLEGRINI BENJAMIN C SODI INC GRAHAM'S CONSTRUCTION INC TALLAGE LINCOLN LLC CARDAROPOLI SHEILA				24594	0228	06-15-2022	U	I	500,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				23090	0223	02-18-2020	U	V	65,000		1P	2022	130	91,500	2021	130	42,400	2020	130	42,400						
				22293	0086	07-31-2018	U	V	35,000		1L		130	25,000												
				22177	0327	05-17-2018	U	V	2,377		1L															
				09098	0579	04-04-1995	U	V	23,000		1A															
Total												116,500		Total		42,400		Total		42,400						
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 451,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 552,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 552,100												
0001						130				MA																
NOTES																										
PROPERTY LOCATION FKA SMITH AV																										
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		
202101436		04-20-2021		2	DWELLING		275,000		05-10-2022		100		05-10-2022		NEW SINGLE FAMIL		05-10-2022 07-01-2021 06-30-2021					400 400 334	25 15 15	OC VISIT PERMIT VISIT 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		RC				10,000	SF	10.07	1.000	5	LAND	1.00	MA	1.00	TOP4			0			1.000	10.07	100,700	
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								100,700

Property Location 5 ROBIN ST
Vision ID 3321

Account # 3374

Map ID 3B/ 62/ 131/ /
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	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	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		98.87
Interior Floor 1	3	HARDWOOD	RCN		451,364
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2021
Heat Type	1	FORCED H/A	Effective Year Built		2021
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		100
Extra Kitchens			RCNLD		451,400
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	1	YES	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	1,193		27.30	32,571	
FFL	1ST FLOOR	1,193	1,193		136.28	162,584	
GAR	GARAGE	0	735		54.51	40,067	
HST	HALF STORY	425	850		68.14	57,920	
OPF	OPEN PORCH	0	60		13.63	818	
PAT	PATIO	0	378		6.85	2,589	
SFL	2ND FLOOR	1,094	1,094		136.28	149,092	
WDK	WOOD DECK	0	212		27.00	5,724	
Ttl Gross Liv / Lease Area		2,712	5,715			451,364	

