

State Use 101
Print Date 12/12/2022 7:36:09 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
ZGURO MICHAEL P TR ZGURO PATRICIA M TR 17 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_384562_2847585														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	131500		131,500														
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	102900		102,900														
														RESIDNTL.		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		234,700		234,700															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																				
ZGURO MICHAEL P TR ZGURO MICHAEL P OLIVERI RONALD J TR OLIVERI ENRICO J				24641	0160	07-15-2022	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				22258	0321	07-10-2018	Q	I	210,000		00	2022	101	117,400	2021	101	112,500	2020	101	106,700													
				21782	0105	07-27-2017	U	I	100		1A	101	93,600	101	86,700	101	86,700																
				02893	0009	07-26-1962	U	I	0		101	300	101	300	101	300																	
				Total		0.00						Total		211,300		Total		199,500		Total		193,700											
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int											
Total		0.00																															
ASSESSING NEIGHBORHOOD																																	
Nbhd		Nbhd Name				Tracing				Batch																							
0001						101				MA																							
NOTES																																	
																		APPROAISED VALUE SUMMARY															
																		Appraised BLDG. Value (Card)								131,500							
																		Appraised Xf (B) Value (Bldg)								0							
																		Appraised Ob (B) Value (Bldg)								300							
																		Appraised Land Value (Bldg)								102,900							
																		Special Land Value								0							
																		Total Appraised Parcel Value								234,700							
																		Valuation Method								C							
																		Adjustment															
																		Net Total Appraised Parcel Value								234,700							
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										
201802554		08-09-2018		91	INSULATION		5,300				0			NVC		07-10-2019					AO	6	INFO BY PHON										
292		12-08-1999		12	REROOF		2,700									07-05-2019					334	2	MEASURED										
																12-02-2011					317	14	INSPECTED										
																11-21-2011					316	2	MEASURED										
																11-07-2002					274	14	INSPECTED										
																10-31-2002					250	22	MAILER SENT										
																10-31-2002					274	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		RA				15,000	SF	6.86	1.000	5	LAND	1.00	MA	1.00				0		1.000	6.86	102,900									
Total Card Land Units								0.34		AC	Parcel Total Land Area: 0.34								Total Land Value								102,900						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	4	CARPET
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	1	WOOD SHING	Code	Description	Percentage
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		128.99
Interior Floor 1	3	HARDWOOD	RCN		208,704
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		131,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	703		Dep Ovr Comment		
FBM Quality	1		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
02	SHED/FR			L	63	7.48	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	1,004		29.36	29,480	
EFB	ENCL PORCH	0	160		73.33	11,733	
FFL	1ST FLOOR	1,004	1,004		146.66	147,251	
GAR	GARAGE	0	345		58.67	20,240	
Ttl Gross Liv / Lease Area		1,004	2,513			208,704	

