

Account # 4170

Map ID 50/ 3/ 28/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 9:08:03 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CIPRIANI ANTHONY A 100 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385233_2851131												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		175200		175,200																	
												RES LAND		101		124300		124,300																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		500		500																	
				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		300,000		300,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CIPRIANI ANTHONY A PETRIE RUTH N,				18936 02668		0472 0412		09-30-2011		U U		I I		198,150 0		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2022		101		153,300		2021		101		147,000		2020		101		139,400	
																				101		112,300				101		104,000				101		104,000	
																						500				101		500				101		500	
																		Total				266,100		Total				251,500		Total		243,900			
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)					175,200												
																		Appraised Xf (B) Value (Bldg)					0												
																		Appraised Ob (B) Value (Bldg)					500												
																		Appraised Land Value (Bldg)					124,300												
																		Special Land Value					0												
																		Total Appraised Parcel Value					300,000												
																		Valuation Method					C												
																		Adjustment																	
																		Net Total Appraised Parcel Value					300,000												
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							
202102205		06-24-2021		12		REROOF		13,400		06-13-2022		100		06-13-2022		KITCHEN REMODE ADD BATH		05-22-2015						317		14		INSPECTED							
201500072		01-12-2015		7		REMODEL		37,500		04-06-2015		100		05-22-2015				04-06-2015						317		15		PERMIT VISIT							
282		01-01-1986		MN		Manual Note												12-09-2011						317		3		MEAS+INSPCTD							
																		09-04-2009						375		3		MEAS+INSPCTD							
																		06-18-2002						274		3		MEAS+INSPCTD							
																		02-27-1992						170		3		MEAS+INSPCTD							
																		12-10-1980				500		3		MEAS+INSPCTD									
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				16,667	SF	6.22	1.200	7	LAND	1.00	MG	1.00					0		1.000	7.46	124,300										
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value								124,300									

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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		110.51
Interior Floor 2			RCN		250,294
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1960
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	2		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		175,200
FBM Sqft	755		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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	96	7.48	1990	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,259		25.09	31,584	
EFB	ENCL PORCH	0	363		62.84	22,811	
FFL	1ST FLOOR	1,259	1,259		125.34	157,797	
GAR	GARAGE	0	480		50.13	24,064	
OPF	OPEN PORCH	0	60		12.53	752	
WDK	WOOD DECK	0	532		24.97	13,286	
Ttl Gross Liv / Lease Area		1,259	3,953			250,294	

