

State Use 101
Print Date 12/12/2022 12:20:15

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BIANCUR PATRICK J PULLANO EMMA H 7 CEDAR HILL RD EAST LONGMEADOW MA 01028 GIS ID F_378066_2851199 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	228100		228,100												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	100900		100,900												
												RESIDNTL.		101	400		400												
				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		329,400		329,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BIANCUR PATRICK J SULLIVAN EUGENE P				24207 03160		0175 0656		10-27-2021 12-22-1965		Q U		I I		350,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																		2022	101	173,100	2021	101	149,400	2020	101	141,700			
																			101	91,800		101	84,900		101	84,900			
																			101	400		101	400		101	400			
				Total		0.00										Total		265,300	Total		234,700	Total		227,000					
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description				Amount		Code	Description				YEAR		Amount											Comm Int			
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card)										228,100	
Nbhd		Nbhd Name				Tracing				Batch				Appraised Xf (B) Value (Bldg)										0					
0001						101				MA				Appraised Ob (B) Value (Bldg)										400					
NOTES																		Appraised Land Value (Bldg)										100,900	
																		Special Land Value										0	
																		Total Appraised Parcel Value										329,400	
																		Valuation Method										C	
																		Adjustment											
																		Net Total Appraised Parcel Value										329,400	
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					
52		01-01-1984		MN	Manual Note										GAR		12-09-2016					317	14	INSPECTED					
																	11-03-2016					317	2	MEASURED					
																	04-23-2004					318	14	INSPECTED					
																	04-02-2004					250	22	MAILER SENT					
																	03-10-2004					311	2	MEASURED					
																	04-13-1992					131	14	INSPECTED					
																	04-01-1992					107	22	MAILER SENT					
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				10,510	SF	9.60	1.000	5	LAND	1.00	MA	1.00				0		1.000	9.6	100,900					
Total Card Land Units								0.24	AC	Parcel Total Land Area: 0.24								Total Land Value										100,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	110.68	
Interior Floor 2	3	HARDWOOD	RCN	274,827	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1966	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	17	
Total Rooms	7		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	83	
Extra Kitchen St			RCNLD	228,100	
FBM Sqft	364		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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	1966	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		25.14	24,139	
EFB	ENCL PORCH	0	24		62.86	1,509	
FFL	1ST FLOOR	1,128	1,128		125.72	141,814	
GAR	GARAGE	0	270		50.29	13,578	
TQS	3/4 STORY	720	960		94.29	90,519	
WDK	WOOD DECK	0	130		25.14	3,269	
Ttl Gross Liv / Lease Area		1,848	3,472			274,827	

