

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
ZIENCINA THEODORE W ZIENCINA SUSANNE M 75 LENOX CIRCLE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	250400		250,400									
												RES LAND		101	138500		138,500									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14800		14,800									
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																		
GIS ID F_391297_2853186				Mailed		Assoc Pid#						Total		403,700		403,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
ZIENCINA THEODORE W				20337	LC	02-26-1982	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
												2022	101	227,700	2021	101	218,000	2020	101	209,000						
													101	125,300		101	115,500									
													101	14,800		101	14,800									
Total		367,800		Total		348,300		Total		339,300																
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			NG															
NOTES																										
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		
201402398		09-02-2014		9	ALTERATION		6,086		04-06-2015		100		04-06-2015		WINDOWS, SIDING		04-06-2015					317	15	PERMIT VISIT		
62		01-01-1986		MN	Manual Note										POOL I		08-17-2006					311	3	MEAS+INSPCTD		
25		01-01-1982		MN	Manual Note										SFR		05-25-2000					247	14	INSPECTED		
																	01-06-2000					247	2	MEASURED		
																	07-09-1992					131	14	INSPECTED		
																	07-02-1992					190	1	LEFT NOTICE		
																	03-17-1983					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				33,776	SF	3.28	1.250	8	LAND	1.00	NG	1.00				0		1.000	4.1	138,500		
Total Card Land Units								0.78	AC	Parcel Total Land Area: 0.78								Total Land Value								138,500

Property Location 75 LENOX CR
 Vision ID 5286

Account # 5363

Map ID 73/ 36/ 22/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12-13-2022 8:51:07 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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			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	105.80	
Interior Floor 2	3	HARDWOOD	RCN	325,168	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1982	
AC Type	01	NONE	Effective Year Built	1998	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	250,400	
FBM Sqft			Dep % Ovr		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	684	29.00	1986	70	0.00	GD	A	1.00	13,900
19	PATIO			L	256	5.75	1986	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		25.50	25,199
FFL	1ST FLOOR	1,108	1,108		127.27	141,012
GAR	GARAGE	0	528		50.86	26,853
OFP	OPEN PORCH	0	160		12.73	2,036
SFL	2ND FLOOR	988	988		127.27	125,740
WDK	WOOD DECK	0	168		25.76	4,327
Ttl Gross Liv / Lease Area		2,096	3,940			325,168

