

Property Location 17 RUFFINO RD		Map ID 44/ 27/ 2/ 1		Bldg Name		State Use 101	
Vision ID 6651		Account # 6762		Bldg # 1		Print Date 12-13-2022 12:19:56	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GUINIPERO JASON J GUINIPERO JENNIFER L 17 RUFFINO RD EAST LONGMEADOW MA 01028 GIS ID F_385895_2840640		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	499300	499,300		
						RES LAND	101	145200	145,200		
						RESIDNTL.	101	1300	1,300		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total 645,800 645,800					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GUINIPERO JASON J ROOSEVELT HILL LLC, CROSS GERTRUDE W,		17682	0543	03-05-2009	U	V	147,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14240	0169	06-01-2004	U	I	305,000		2022	101	451,400	2021	101	432,900	2020	101	419,600
		00000	0000		U		0			101	147,600		101	137,200		101	137,200
										101	1,300		101	1,300		101	1,300
		Total						600,300		Total		571,400		Total		558,100	

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) 499,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 145,200 Special Land Value 0 Total Appraised Parcel Value 645,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 645,800									
Total		0.00																

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		NV	

NOTES									
SUB DIV 983-SUB DIV 994									

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	
201400886	04-08-2014	10	SHED	5,000	05-23-2014	100	05-23-2014	12X20	05-23-2014			317	15	PERMIT VISIT	
221	08-02-2011	2	DWELLING	330,000				APPEARS OCCUPI	07-06-2012			400	25	OC VISIT	
									06-22-2012			317	3	MEAS+INSPCTD	
									06-22-2012			317	15	PERMIT VISIT	
									04-27-2012			317	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	RAA				40,000 SF	2.84	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.55	142,000		
1	101	ONE FAM	RAA				0.450 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	3,200		
Total Card Land Units							1.37 AC	Parcel Total Land Area:							1.37	Total Land Value							145,200

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 Bldg # 1

Bldg Name
 Sec # 1 of 1

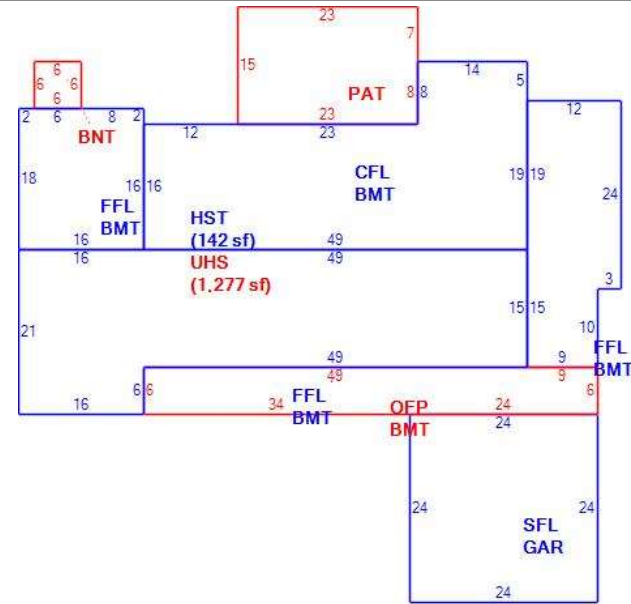
Card # 1 of 1

State Use 101
 Print Date 12-13-2022 12:19:57

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	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	3	HARDWOOD	Adj Base Rate		83.03
Interior Floor 2	6	CERAMIC TL	RCN		531,217
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2011
AC Type	03	FULL	Effective Year Built		2015
Bedrooms	4		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	6	
Total Rooms	7		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	499,300	
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		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	83.03
RCN	531,217
Net Other Adj	
Year Built	2011
Effective Year Built	2015
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	94
RCNLD	499,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	240	7.48	2013	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,981		23.24	69,279	
BNT	BSMT ENTRY	0	36		6.46	232	
CFL	CATHEDRAL CE	896	896		119.74	107,290	
FFL	1ST FLOOR	1,737	1,737		116.24	201,909	
GAR	GARAGE	0	576		46.42	26,735	
HST	HALF STORY	71	142		58.12	8,253	
OFP	OPEN PORCH	0	348		11.69	4,068	
PAT	PATIO	0	345		5.73	1,976	
SFL	2ND FLOOR	576	576		116.24	66,954	
UHS	UNFIN HALF STORY	0	1,277		34.86	44,520	
Ttl Gross Liv / Lease Area		3,280	8,914			531,217	

