

State Use 101
Print Date 11/13/2023 7:29:09 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MASTROIANNI MARIE 29 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379796_2856140 Mailed														Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW							
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		196000		196,000									
														RES LAND		101		113700		113,700									
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		500		500									
						SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		310,200		310,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
MASTROIANNI MARIE BAUSCH PEGGY, JOHNSON MARLENE M,				17711 0064		03-27-2009		U		I	225,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				11711 0042		06-22-2001		U		I	179,000			2023	101	180,400	2022	101	162,100	2021	101	155,700							
				05010 0266		10-14-1980		U		I	0				101	103,400		101	94,000		101	87,100							
															101	300		101	300		101	300							
														Total	284,100		Total	256,400		Total	243,100								
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int					
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MA																					
NOTES																													
																		APPROAISED VALUE SUMMARY											
																		Appraised BLDG. Value (Card)						196,000					
																		Appraised Xf (B) Value (Bldg)						0					
																		Appraised Ob (B) Value (Bldg)						500					
																		Appraised Land Value (Bldg)						113,700					
Special Land Value																		0											
Total Appraised Parcel Value																		310,200											
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value																		310,200											
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									
201602571		09-19-2016		25	WINDOWS		3,675	03-21-2017		100	03-21-2017		7 REPLACEMENT N		03-21-2017			317	15	PERMIT VISIT									
201402291		08-07-2014		91	INSULATION		2,600			0					05-11-2010			316	16	FIELDREV CHG									
94		05-02-2001		20	WOOD STOVE		1,000						NVC		07-10-2009			375	3	MEAS+INSPCTD									
53		01-01-1986		MN	Manual Note								AG POOL		03-31-2004			250	22	MAILER SENT									
															12-02-2003			274	2	MEASURED									
															02-07-2002			274	15	PERMIT VISIT									
															12-12-1988			105	15	PERMIT VISIT									
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	RB				16,157 SF	7.04	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.04	113,700								
Total Card Land Units							0.37 AC	Parcel Total Land Area: 0.37							Total Land Value							113,700							

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		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		128.20	
Interior Floor 1	3	HARDWOOD	RCN		279,959	
Interior Floor 2	5	LINO/VINYL	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1959	
Heat Type	1	FORCED H/A	Effective Year Built		1991	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		196,000	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	910		Dep Ovr Comment			
FBM Quality	3		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
19	PATIO			L	100	8.00	1990	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,300		29.89	38,862	
EFB	ENCL PORCH	0	80		74.74	5,979	
FFL	1ST FLOOR	1,300	1,300		149.47	194,312	
GAR	GARAGE	0	528		59.73	31,538	
PAT	PATIO	0	80		7.47	598	
WDK	WOOD DECK	0	288		30.10	8,669	
Ttl Gross Liv / Lease Area		1,300	3,576			279,959	

