

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW														
PICANO JOHN A PICANO DONNA M 30 MAYNARD ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	254300		254,300																	
												RES LAND		101	115600		115,600																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100		4,100																	
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA								Total		374,000		374,000																		
				Alt Prcl ID				Received																										
				SP Permit HBT:HBT				NIA																										
				Chapter Land				Field 8																										
GIS ID F_381728_2855399				In+Ex FY				Field 9				Total		374,000		374,000																		
				Mailed				Assoc Pid#																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
PICANO JOHN A				04104	0086	02-27-1975	U	I	0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
													2023	101	209,000	2022	101	189,600	2021	101	181,400													
														101	105,200		101	95,600		101	88,600													
														101	3,000		101	3,000		101	3,000													
Total		317,200		Total		288,200		Total		273,000																								
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																						
Year	Code	Description		Amount		Code	Description		YEAR	Amount																Comm Int								
Total																																		
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY																				
Nbhd		Nbhd Name						Tracing			Batch																							
0001								101			MA																							
NOTES																																		
SUB DIV #813 - FY2010 SUB DIV 1046 - FY2010 1373 SF FROM PARCEL 24-162-7RA (BK 351 P7)														Appraised BLDG. Value (Card)														254,300						
														Appraised Xf (B) Value (Bldg)														0						
														Appraised Ob (B) Value (Bldg)														4,100						
														Appraised Land Value (Bldg)														115,600						
														Special Land Value														0						
														Total Appraised Parcel Value														374,000						
														Valuation Method														C						
														Adjustment																				
														Net Total Appraised Parcel Value														374,000						
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									
202203171		12-06-2022		12		REROOF		18,415		06-30-2023		100		06-30-2023		FGR FAM RM		06-30-2023					334	15	PERMIT VISIT									
2		01-01-1992		MN		Manual Note		17,000						10-17-2014				317	2				MEASURED											
246		01-01-1985		MN		Manual Note								11-14-2003				274	3				MEAS+INSPCTD											
														03-05-1993				131	15				PERMIT VISIT											
														05-09-1992				131	14				INSPECTED											
																		09-09-1991				131	2	MEASURED										
																						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				20,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.78	115,600									
Total Card Land Units																		0.46	AC	Parcel Total Land Area: 0.46				Total Land Value										115,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.00	2 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	3	GAMBREL				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		112.99	
Interior Floor 1	4	CARPET	RCN		353,198	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	3	ELECTRIC	Year Built		1974	
Heat Type	6	ELECTRC BB	Effective Year Built		1993	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		28	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		72	
Extra Kitchens	0		RCNLD		254,300	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	2		Misc Imp Ovr Comment			
WS Flues	0		Cost to Cure Ovr			
Central Vac	1	YES	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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2003	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	400	12.00	1993	60	0.00	AV	A	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		24.62	21,268	
FFL	1ST FLOOR	1,104	1,104		122.94	135,722	
GAR	GARAGE	0	816		49.11	40,077	
PAT	PATIO	0	514		6.22	3,196	
SFL	2ND FLOOR	821	821		122.94	100,931	
STG	STORAGE	0	816		49.11	40,077	
WDK	WOOD DECK	0	486		24.54	11,925	
Ttl Gross Liv / Lease Area		1,925	5,421			353,198	

