

State Use 101
Print Date 11/14/2023 12:22:45

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
NAGLIERI MICHAEL P MCFADDEN KRISTEN J 2 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_384340_2853160 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	271800		271,800											
												RES LAND		101	127000		127,000											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1600		1,600											
				SUPPLEMENTAL DATA																								
				Alt Prcl ID SP Permit Chapter Land OC Dates 5/8/2009 In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
														Total		400,400		400,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
NAGLIERI MICHAEL P TOMACELLI COSMO D + RUTH				09946		0171		07-30-1997		U		I		132,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				03162		0337		12-30-1965		U		I		0				2023	101	248,900	2022	101	222,800	2021	101	213,300		
																	101	115,400		101	104,100		101	96,300				
																	101	900		101	900		101	900				
																		Total	365,200	Total	327,800	Total	310,500					
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				APPRaised VALUE SUMMARY														
0001						101				MG																		
NOTES																		Appraised BLDG. Value (Card) 271,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 127,000 Special Land Value 0 Total Appraised Parcel Value 400,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 400,400										
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			
202203104		11-22-2022		62		SOLAR		17,550		05-09-2023		100				OC 5/8/2009 FAMIL		05-09-2023					425	15	PERMIT VISIT			
202002889		10-28-2020		91		INSULATION		6,000				0						08-22-2019					334	3	MEAS+INSPCTD			
377		11-24-2008		4		ADDITION		91,804										03-29-2013					317	3	MEAS+INSPCTD			
																		01-23-2009					317	15	PERMIT VISIT			
																		12-04-2002					250	22	MAILER SENT			
																		12-03-2002					274	2	MEASURED			
																07-13-1998					232	13	MISSED APPT					
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				24,561	SF	4.79	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	5.17	127,000			
Total Card Land Units								0.56	AC	Parcel Total Land Area: 0.56								Total Land Value										127,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#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	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		116.83
Interior Floor 2			RCN		352,996
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1954
AC Type	01	NONE	Effective Year Built		1998
Bedrooms	4		Depreciation Code		GV
Full Baths	2		Remodel Rating		05
Half Baths	0		Year Remodeled		2008
Extra Fixtures	0		Depreciation %		23
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St	N	NONE	RCNLD		271,800
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		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	162	12.00	1965	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	49	12.00	1965	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,224		27.88	34,129	
FFL	1ST FLOOR	1,224	1,224		139.30	170,508	
SFL	2ND FLOOR	288	288		139.30	40,120	
TQS	3/4 STORY	702	936		104.48	97,791	
WDK	WOOD DECK	0	377		27.71	10,448	
Ttl Gross Liv / Lease Area		2,214	4,049			352,996	

