

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
PELLEGRINI BENJAMIN C CAPUA DIANNA 5 ROBIN ST EAST LONGMEADOW MA 01028 GIS ID F_377026_2853214										Description RESIDNTL. RES LAND Total		Code 101 101 Total		Appraised 487100 110800 597,900		Assessed 487,100 110,800 597,900		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC												CORNER													
				DRAINAGE				VIEW												COMMUNITY													
				SUPPLEMENTAL DATA																													
Alt Prcl ID SP Permit Chapter Land OC Dates 5/10/22 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
PELLEGRINI BENJAMIN C SODI INC GRAHAM'S CONSTRUCTION INC TALLAGE LINCOLN LLC CARDAROPOLI SHEILA				24594 0228		06-15-2022		U		I		500,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23090 0223		02-18-2020		U		V		65,000		1P		2023		101		451,400		2022		130		91,500		2021		130		42,400	
				22293 0086		07-31-2018		U		V		35,000		1L				101		100,700				130		25,000							
				22177 0327		05-17-2018		U		V		2,377		1L																			
				09098 0579		04-04-1995		U		V		23,000		1A																			
																Total		552,100		Total		116,500		Total		42,400							
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												130				MA																	
NOTES																																	
PROPERTY LOCATION FKA SMITH AV																Appraised BLDG. Value (Card) 487,100																	
																Appraised Xf (B) Value (Bldg) 0																	
																Appraised Ob (B) Value (Bldg) 0																	
																Appraised Land Value (Bldg) 110,800																	
																Special Land Value 0																	
																Total Appraised Parcel Value 597,900																	
																Valuation Method C																	
																Adjustment																	
																Net Total Appraised Parcel Value 597,900																	
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					
202101436		04-20-2021		2		DWELLING		275,000		05-10-2022		100		05-10-2022		NEW SINGLE FAMIL		05-10-2022						400		25		OC VISIT					
																		07-01-2021						400		15		PERMIT VISIT					
																		06-30-2021						334		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		RC				10,000 SF		11.08	1.000	5	LAND	1.00	MA	1.00	TOP4		0			1.000		11.08		110,800							
Total Card Land Units								0.23		AC	Parcel Total Land Area: 0.23				Total Land Value 110,800																		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#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	9	STONE	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		108.93
Interior Floor 1	3	HARDWOOD	RCN		492,013
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2021
Heat Type	1	FORCED H/A	Effective Year Built		2020
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		99
Extra Kitchens			RCNLD		487,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,193		29.76	35,505
FFL	1ST FLOOR	1,193	1,193		148.55	177,226
GAR	GARAGE	0	735		59.42	43,675
HST	HALF STORY	425	850		74.28	63,136
OPF	OPEN PORCH	0	60		14.86	891
PAT	PATIO	0	378		7.47	2,823
SFL	2ND FLOOR	1,094	1,094		148.55	162,519
WDK	WOOD DECK	0	212		29.43	6,239
Ttl Gross Liv / Lease Area		2,712	5,715			492,013

