

Property Location

154 VINELAND AV

Map ID

3B/ 82/ 498/ /

Bldg Name

State Use

101

Vision ID

3343

Account #

3397

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:29:40 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TESINI GARY J TESINI KAREN N 154 VINELAND AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	125400	125,400												
						RES LAND	101	110800	110,800												
						RESIDNTL.	101	600	600												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_376562_2853022						Total		236,800	236,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TESINI GARY J TESINI IREN		06215 02626	0156 0072	09-05-1986 08-22-1958	U U	I I	70,000 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
								2023	101	115,100	2022	101	103,800	2021	101	99,500					
									101	100,700		101	91,500		101	84,800					
									101	400		101	400		101	400					
		Total						216,200		Total		195,700		Total		184,700					
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) 125,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 110,800 Special Land Value 0 Total Appraised Parcel Value 236,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 236,800												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MA														
NOTES																					
FPL BLOCKED FOR WDSTV.																					
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							
105	04-26-2002	12	REROOF	4,000				NVC	03-19-2018			333	2	MEASURED							
									06-05-2006			250	11	ENTRY DENIED							
									05-12-2006			250	22	MAILER SENT							
									12-19-2002			274	15	PERMIT VISIT							
									09-04-1990			131	3	MEAS+INSPCTD							
									06-12-1980			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	RC				10,000 SF	11.08	1.000	5	LAND	1.00	MA	1.00			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	19	RANCH	Basement Floor		
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	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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	136.15	
Interior Floor 2			RCN	241,162	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1973	
Bedrooms	3		Depreciation Code	FA	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	48	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	52	
Extra Kitchen St			RCNLD	125,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
19	PATIO			L	100	8.00	1989	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,192		30.40	36,235	
FFL	1ST FLOOR	1,192	1,192		152.25	181,480	
GAR	GARAGE	0	384		61.06	23,446	
Ttl Gross Liv / Lease Area		1,192	2,768			241,162	

