

State Use 101
Print Date 11/14/2023 1:49:15 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FRISINO JERRY J JR FRISINO DIANE M 11 PECOUSIC DR EAST LONGMEADOW MA 01028 GIS ID F_375240_2852095												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	337900		337,900									
												RES LAND		101	114000		114,000									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	17500		17,500									
				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#								Total		469,400		469,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FRISINO JERRY J JR MURPHY ASSELIN HILL				06966 0153		09-16-1988		U		I		222,500		1 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				06966 0151		09-16-1988		U		V		60,000				2023	101	315,800	2022	101	285,200	2021	101	274,300		
				06585 0341		08-06-1987		U		I		1				101	102,700	101	92,600	101	85,900					
				00000 0000				U				0				101	17,000	101	17,000	101	17,000					
																Total	435,500	Total	394,800	Total	377,200					
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) 337,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,500 Appraised Land Value (Bldg) 114,000 Special Land Value 0 Total Appraised Parcel Value 469,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 469,400											
Total																										
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				NA																
NOTES																										
SUB DIV # 569 POOL ANGLED																										
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		
B-23-101		02-15-2023		62	SOLAR		45,405		05-09-2023		100		03-17-2023		POOL SFR DEMOLITON DEMO HSE		05-09-2023				425	15	PERMIT VISIT			
61		04-01-1990		MN	Manual Note		15,723						03-22-2018					333	2	MEASURED						
171		06-01-1988		MN	Manual Note		150,000						04-22-2004					316	14	INSPECTED						
72A		04-01-1988		MN	Manual Note								04-05-2004					311	1	LEFT NOTICE						
72		04-01-1988		MN	Manual Note								01-08-1991					107	15	PERMIT VISIT						
													08-21-1990					131	3	MEAS+INSPCTD						
																	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				29,018	SF	4.16	1.050	6	LAND	0.90	NA	1.00	TOP2		0			1.000	3.93	114,000		
Total Card Land Units								0.67	AC	Parcel Total Land Area: 0.67								Total Land Value								114,000

Property Location 11 PECOUSIC DR
Vision ID 3460 Account # 3515

Map ID 4/ 89/ 3/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C+	AVG. (+)	#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	2	HIP				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		113.17	
Interior Floor 1	3	HARDWOOD	RCN		422,367	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1988	
Heat Type	1	FORCED H/A	Effective Year Built		2001	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	3		Year Remodeled			
Half Baths	0		Depreciation %		20	
Extra Fixtures	2		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		80	
Extra Kitchens	0		RCNLD		337,900	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	1678		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1990	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	160	12.00	2001	70	0.00	GD	A	1.00	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	80	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	2,098		29.61	62,113	
FFL	1ST FLOOR	2,098	2,098		147.89	310,268	
GAR	GARAGE	0	528		59.10	31,204	
PAT	PATIO	0	255		7.54	1,923	
WDK	WOOD DECK	0	570		29.58	16,859	
Ttl Gross Liv / Lease Area		2,098	5,549			422,367	

