

State Use 101
Print Date 11/14/2023 2:50:44 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
GAVAZZI ITALO A GAVAZZI AURELIA A 44 RIDGE RD EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND		Code 101 101		Appraised 237000 137000		Assessed 237,000 137,000		1006 EAST LONGMEADOW																	
				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_385160_2854491																		Total		374,000		374,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
GAVAZZI ITALO A ANDERSON WILLIAM H +, CAIRNS ROBERT E HEIRS +				11261 08540 03068		0371 0542 0036		07-10-2000 08-27-1993 10-19-1964		U U U		I I I		254,000 175,000 0		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
																				2023		101 101		218,800 124,500		2022		101 101		199,100 112,300		2021		101 101		191,600 104,100	
				Total																		Total		343,300		Total		311,400		Total		295,700					
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																					
				Total		ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																			
Nbhd		Nbhd Name						Tracing				Batch																									
0001								101				MG																									
NOTES																		WALK OUT BMT																			
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									
242		10-27-1998		12		REROOF		4,000								98 BP NVC		05-14-2018						333		2		MEASURED									
298		10-01-1993		MN		Manual Note		10,000								ALTERATION		04-20-2010						316		3		MEAS+INSPCTD									
																		08-27-2002						274		3		MEAS+INSPCTD									
																		02-11-1999						247		15		PERMIT VISIT									
																		04-04-1994						107		15		PERMIT VISIT									
																		02-26-1992						170		3		MEAS+INSPCTD									
																		10-30-1980						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		RA				17,126	SF	6.67	1.200	7	LAND	1.00	MG	1.00			0		1.000	8	137,000														
Total Card Land Units								0.39		AC	Parcel Total Land Area: 0.39								Total Land Value								137,000										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	5	LINO/VINYL
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	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		119.15
Interior Floor 1	3	HARDWOOD	RCN		338,547
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		237,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1200		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,600		28.70	45,924
FFL	1ST FLOOR	1,836	1,836		143.51	263,490
GAR	GARAGE	0	400		57.41	22,962
OSP	SCRN PORCH	0	288		21.43	6,171
Ttl Gross Liv / Lease Area		1,836	4,124			338,547

