

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
VILLAMAINO CHARLES P VILLAMAINO JOANN 4 CEDAR HILL RD EAST LONGMEADOW MA 01028 GIS ID F_377975_2851366												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	154400		154,400													
												RES LAND		101	110500		110,500													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1200		1,200													
				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		266,100		266,100														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
VILLAMAINO CHARLES P BRACONNIER MARGARET,				10941 04549		0575 0395		09-28-1999 02-07-1978		U U		I I		155,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
																		2023	101	141,900	2022	101	126,500	2021	101	121,400				
																			101	100,500		101	91,300		101	84,500				
																			101	700		101	700		101	700				
		Total		243,100		Total		218,500		Total		206,600																		
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 BLDG. Value (Card) 154,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 110,500 Special Land Value 0 Total Appraised Parcel Value 266,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 266,100																				
0001						101		MA																						
NOTES																														
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		
201801980 312		05-29-2018 11-01-1994		25 MN		WINDOWS Manual Note		9,000 9,500		06-03-2019		100		06-03-2019		REPLACE BAY + 1 REMODEL		07-08-2019						334		2		MEASURED		
																		06-03-2019						400		15		PERMIT VISIT		
																		11-16-2012						317		16		FIELDREV CHG		
																		04-22-2004						318		14		INSPECTED		
																		04-02-2004						250		22		MAILER SENT		
																		03-05-2004						311		2		MEASURED		
																		12-14-1995						107		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				9,284	SF	11.90		1.000	5	LAND	1.00	MA	1.00			0				1.000	11.9		110,500			
Total Card Land Units								0.21		AC	Parcel Total Land Area: 0.21								Total Land Value										110,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	4	CARPET	Adj Base Rate	129.57	
Interior Floor 2	5	LINO/VINYL	RCN	245,140	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1964	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	154,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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	140	12.00	2005	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,294		29.40	38,042	
EFB	ENCL PORCH	0	112		73.44	8,225	
FFL	1ST FLOOR	1,294	1,294		146.88	190,061	
WDK	WOOD DECK	0	300		29.38	8,813	
Ttl Gross Liv / Lease Area		1,294	3,000			245,140	

