

State Use 101
Print Date 11/14/2023 6:11:45 A

CURRENT OWNER				TOPO TYPE			UTILITY			STREET			LOCATION			CURRENT ASSESSMENT															
CIPRIANI ANTHONY A 100 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385233_2851131																Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW						
				TOPO WET			EASEMENT			TRAFFIC			CORNER			RESIDNTL.		101	190900			190,900									
				DRAINAGE						VIEW			COMMUNITY			RES LAND		101	136800			136,800									
																RESIDNTL.		101	800			800									
				SUPPLEMENTAL DATA																											
Alt Prcl ID								Received																							
SP Permit								NIA																							
Chapter Land								Field 8																							
OC Dates								Field 9																							
In+Ex FY								Field 10																							
Mailed								Assoc Pid#																							
												Total		328,500			328,500														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE			VC	PREVIOUS ASSESSMENTS (HISTORY)																	
CIPRIANI ANTHONY A PETRIE RUTH N,				18936 02668		0472 0412		09-30-2011		U	I	198,150			1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
								04-06-1959		U	I	0				2023	101	175,200	2022	101	153,300	2021	101	147,000							
																	101	124,300		101	112,300		101	104,000							
																	101	500		101	500		101	500							
Total												300,000		Total			266,100			Total			251,500								
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												Appraised BLDG. Value (Card)										190,900					
ASSESSING NEIGHBORHOOD														Appraised Xf (B) Value (Bldg)										0							
Nbhd		Nbhd Name							Tracing			Batch			Appraised Ob (B) Value (Bldg)										800						
0001									101			MG			Appraised Land Value (Bldg)										136,800						
NOTES														Special Land Value										0							
3/4 BATH IN BMT														Total Appraised Parcel Value										328,500							
														Valuation Method										C							
														Adjustment																	
														Net Total Appraised Parcel Value										328,500							
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						
202102205		06-24-2021		12	REROOF			13,400		06-13-2022		100	06-13-2022		KITCHEN REMODE ADD BATH			05-22-2015					317	14	INSPECTED						
201500072		01-12-2015		7	REMODEL			37,500		04-06-2015		100	05-22-2015					04-06-2015					317	15	PERMIT VISIT						
282		01-01-1986		MN	Manual Note													12-09-2011					317	3	MEAS+INSPCTD						
																		09-04-2009					375	3	MEAS+INSPCTD						
																		06-18-2002					274	3	MEAS+INSPCTD						
															02-27-1992					170	3	MEAS+INSPCTD									
															12-10-1980					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				16,667 SF		6.84	1.200	7	LAND	1.00	MG	1.00			0			1.000	8.21		136,800						
Total Card Land Units														0.38 AC		Parcel Total Land Area: 0.38				Total Land Value										136,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	4	VINYL	Code	Description	
Exterior Wall 2			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		121.75
Interior Floor 1	4	CARPET	RCN		272,741
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		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		190,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	755		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		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
02	SHED/FR			L	96	12.00	1990	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,259		27.34	34,417	
EFB	ENCL PORCH	0	363		68.48	24,857	
FFL	1ST FLOOR	1,259	1,259		136.58	171,948	
GAR	GARAGE	0	480		54.63	26,222	
OPF	OPEN PORCH	0	60		13.66	819	
WDK	WOOD DECK	0	532		27.21	14,477	
Ttl Gross Liv / Lease Area		1,259	3,953			272,741	

