

State Use 101
Print Date 11/14/2023 7:59:22 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
GINSBERG FRED B + GAIL D TR 520 PARKER ST E LONGMEADOW MA 01028 GIS ID F_388448_2852841												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		177800		177,800																			
												RES LAND		101		127300		127,300																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		5000		5,000																			
				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		310,100		310,100																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
GINSBERG FRED B + GAIL D TR GINSBERG FRED B + GAIL D, YACOVONE				10220		0017		03-31-1998		U		I		0		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				06873		0257		06-20-1988		U		I		146,500				2023		101		163,600		2022		101		148,200		2021		101		142,300			
				02718		0141		12-08-1959		U		I		0						101		115,500				101		104,300				101		96,500			
																				101		3,300				101		3,300				101		3,300			
																						Total		282,400				Total		255,800				Total		242,100	
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																									
0001								101				MG																									
NOTES																																					
																Appraised BLDG. Value (Card)								177,800													
																Appraised Xf (B) Value (Bldg)								0													
																Appraised Ob (B) Value (Bldg)								5,000													
																Appraised Land Value (Bldg)								127,300													
																Special Land Value								0													
																Total Appraised Parcel Value								310,100													
																Valuation Method								C													
																Adjustment																					
																Net Total Appraised Parcel Value								310,100													
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									
201200453		02-21-2012		12		REROOF		5,000										08-15-2019						334		2		MEASURED									
																		07-06-2012						317		15		PERMIT VISIT									
																		04-24-2008						250		P1		PHONE MESSAG									
																		11-30-2007						317		2		MEASURED									
																		11-17-2001						247		14		INSPECTED									
																		10-24-2001						250		22		MAILER SENT									
																		10-22-2001						247		2		MEASURED									
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				25,000	SF	4.71	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	5.09	127,300												
																Total Card Land Units 0.57 AC Parcel Total Land Area: 0.57												Total Land Value 127,300									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C+	AVG. (+)	#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	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	133.06	
Interior Floor 2	3	HARDWOOD	RCN	282,270	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1959	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		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	63	
Extra Kitchen St			RCNLD	177,800	
FBM Sqft	1053		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	192	12.00	1974	60	0.00	AV	A	1.00	1,400
22	WOOD DK			L	192	15.00	1995	60	0.00	AV	A	1.00	1,700
19	PATIO			L	386	8.00	1997	60	0.00	AV	A	1.00	1,900
SHW	Solar Hot Wa			B	1	1.00	1981	63	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,404		33.49	47,017	
FFL	1ST FLOOR	1,404	1,404		167.32	234,918	
OPF	OPEN PORCH	0	16		20.92	335	
Ttl Gross Liv / Lease Area		1,404	2,824			282,270	

