

Property Location 152 STONEHILL RD		Map ID 63/ 28/ 2/ 1		Bldg Name		State Use 101																																					
Vision ID 4850		Account # 4924		Bldg # 1		Sec # 1 of 1		Card # 1 of 1		Print Date 11/14/2023 8:16:40 A																																	
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																													
FRICCHIONE DONALD K FRICCHIONE PATRICIA M 152 STONEHILL RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																									
										RESIDNTL.		101				384000		384,000																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				117300		117,300																									
		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_389524_2849126		Total										501,300		501,300																													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
FRICCHIONE DONALD K EQUITY		06687 00000		0168 0000		11-18-1987		U U		I		76,500 0		Year		Code		Assessed		Year		Code		Assessed																			
														2023		101		358,500		2022		101		324,300																			
														101		106,500		101		108,500		2021		101		311,700																	
														Total		465,000		Total		432,800		Total		412,200																			
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)										384,000															
																		Appraised Xf (B) Value (Bldg)										0															
																		Appraised Ob (B) Value (Bldg)										0															
																		Appraised Land Value (Bldg)										117,300															
																		Special Land Value										0															
																		Total Appraised Parcel Value										501,300															
																		Valuation Method										C															
																		Adjustment																									
																		Net Total Appraised Parcel Value										501,300															
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															
201702665		10-10-2017		91		INSULATION		1,300				0				SFR		06-25-2018						333		2		MEASURED															
195		06-01-1988		MN		Manual Note		165,000										10-13-2010						311		1		LEFT NOTICE															
																		12-05-2007						250		P1		PHONE MESSAG															
																				05-31-2007						311		1		LEFT NOTICE													
																				05-25-2000						247		11		ENTRY DENIED													
																				05-11-2000						250		22		MAILER SENT													
																		05-09-2000						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		RAA								40,021 SF		3.12		1.250		9		LAND		0.75		NV		1.00		ESM2						0		1.000		2.93		117,300	
Total Card Land Units														0.92		AC		Parcel Total Land Area: 0.92										Total Land Value										117,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	110.04	
Interior Floor 1	3	HARDWOOD	RCN	479,938	
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	2		Depreciation %	20	
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	80	
Extra Kitchens	0		RCNLD	384,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1187		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,484		30.01	44,530
CFL	CATHEDRAL CE	540	540		154.38	83,363
FFL	1ST FLOOR	944	944		149.93	141,538
GAR	GARAGE	0	576		59.87	34,485
OPF	OPEN PORCH	0	120		14.99	1,799
OSP	SCRN PORCH	0	144		22.91	3,299
SFL	2ND FLOOR	950	950		149.93	142,437
UAT	UNFIN ATTC	0	576		29.93	17,242
WDK	WOOD DECK	0	376		29.91	11,245
Ttl Gross Liv / Lease Area		2,434	5,710			479,938

