

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BRUNO NUNZIANTE II CORTINA SANESSA K 110 WESTWOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	221200		221,200												
												RES LAND		101	100700		100,700												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2000		2,000												
				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#																					
GIS ID F_378213_2852209												Total		323,900		323,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BRUNO NUNZIANTE II TWINBROOK ASSOCIATES LLC US BANK NATIONAL ASSOC TR C/O MCCORKINDALE JEFFREY C, MCCORKINDALE,JEFFREY C				20387 0307		08-13-2014		Q		I		213,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				20047 0177		10-04-2013		U		I		142,299		1S		2023		101	205,800	2022	101	188,000	2021	101	169,600				
				20001 0101		09-04-2013		U		I		219,000		1L				101	91,400		101	83,200		101	77,000				
				16383 0279		12-11-2006		U		I		1		1F				101	500		101	500		101	1,600				
				13880 0447		01-05-2004		U		I		205,000				Total		297,700	Total	271,700	Total	248,200							
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) 221,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 323,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 323,900														
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		Tracing				Batch																					
0001				101				MA																					
NOTES																													
SUB DIV #795																													
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	
B-23-207		03-30-2023		17		DECK		14,670		07-12-2023		100		07-12-2023		REPLC BACK WDK		07-12-2023						334		15		PERMIT VISIT	
202202419		07-27-2022		12		REROOF		8,200		07-12-2023		100		07-12-2023		FINISH BMT 572 SQ		07-01-2021						334		15		PERMIT VISIT	
202002118		07-20-2020		9		ALTERATION		65,517		07-01-2021		100		07-01-2021				05-26-2017						105		1		LEFT NOTICE	
201902048		05-19-1999		62		SOLAR				06-27-2019		100		06-27-2019				07-16-2004						328		16		FIELDREV CHG	
70		05-04-1998		11		POOL		1,500										04-02-2004						250		22		MAILER SENT	
126		06-03-1996		2		DWELLING		70,000										03-17-2004						311		2		MEASURED	
																		01-22-1999						105		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				12,000	SF	9.32	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	8.39	100,700			
Total Card Land Units								0.28	AC	Parcel Total Land Area: 0.28								Total Land Value										100,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		132.97	
Interior Floor 1	4	CARPET	RCN		260,223	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1996	
Heat Type	1	FORCED H/A	Effective Year Built		2006	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		15	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		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		85	
Extra Kitchens	0		RCNLD		221,200	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	688		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	0		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	85	1.00			0.00	0
02	SHED/FR			L	120	12.00	2020	60	0.00	AV	A	1.00	900
22	WOOD DK			L	100	15.00	2023	70	0.00	GD	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		30.88	23,713	
FFL	1ST FLOOR	768	768		153.98	118,255	
SFL	2ND FLOOR	768	768		153.98	118,255	
Ttl Gross Liv / Lease Area		1,536	2,304			260,223	

