

State Use 101
Print Date 11/14/2023 11:46:13 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
CABRERA FORTUNATA 274 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_393965_2847589 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	316600		316,600																			
												RES LAND		101	145900		145,900																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	30300		30,300																			
				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#																												
												Total		492,800		492,800																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
CABRERA FORTUNATA CABRERA JOSEPH JR, PERELLA				10613	0574	01-19-1999	U	I	1		1A	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				06918	0201	07-29-1988	U	I	206,000		1	2023	101	290,500	2022	101	262,100	2021	101	251,200																
				04788	0020	06-28-1979	U	I	0				101	133,900		101	121,500		101	113,500																
													101	28,300		101	28,300		101	28,300																
				Total										452,700		Total		411,900		Total		393,000														
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)								316,600										
																		Appraised Xf (B) Value (Bldg)								0										
																		Appraised Ob (B) Value (Bldg)								30,300										
																		Appraised Land Value (Bldg)								145,900										
																		Special Land Value								0										
Total Appraised Parcel Value																		492,800																		
Valuation Method																		C																		
Adjustment																																				
Net Total Appraised Parcel Value																		492,800																		
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								
202202090		06-13-2022		91		INSULATION		3,191				0				ADDITION POOL IG		04-13-2018						333		4		INFO AT DOOR								
30		03-06-1998		4		ADDITION		28,500						07-02-2005										274		3		MEAS+INSPCTD								
268		12-01-1990		MN		Manual Note		19,000						11-30-1999										247		3		MEAS+INSPCTD								
111		05-01-1990		MN		Manual Note		10,000						11-15-1999										247		15		PERMIT VISIT								
														03-19-1999										200		2		MEASURED								
														06-29-1992								200		3		MEAS+INSPCTD										
														01-16-1991								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		RA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	3.37	134,800										
1	101	ONE FAM		RA				1.580	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000	11,100										
Total Card Land Units																		2.50		AC	Parcel Total Land Area: 2.50				Total Land Value										145,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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		101.27
Interior Floor 1	6	CERAMIC TL	RCN		452,338
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1970
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		316,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	669		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			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
11	POOL I-V	OB	Outbuildi	L	1,25	29.00	1990	60	0.00	AV	A	1.00	21,800
31	BARN			L	800	20.00	1975	30	0.00	PR	F	0.90	4,300
19	PATIO			L	600	8.00	1990	70	0.00	GD	G	1.25	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,486		24.64	36,616	
FFL	1ST FLOOR	1,766	1,766		123.29	217,724	
GAR	GARAGE	0	576		49.23	28,356	
PAT	PATIO	0	408		6.04	2,466	
SFL	2ND FLOOR	1,356	1,356		123.29	167,176	
Ttl Gross Liv / Lease Area		3,122	5,592			452,338	

