

State Use 101
Print Date 11/14/2023 1:35:35 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GUINIPERO JASON J GUINIPERO JENNIFER L 17 RUFFINO RD EAST LONGMEADOW MA 01028 GIS ID F_385895_2840640												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	543600		543,600												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	159200		159,200												
												RESIDNTL.		101	2000		2,000												
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
										Total		704,800		704,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GUINIPERO JASON J ROOSEVELT HILL LLC, CROSS GERTRUDE W,				17682		0543		03-05-2009		U		V		147,500		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				14240		0169		06-01-2004		U		I		305,000				2023	101	499,300	2022	101	451,400	2021	101	432,900			
				00000		0000				U				0					101	145,200		101	147,600		101	137,200			
																			101	1,300		101	1,300		101	1,300			
										Total		645,800		Total		600,300		Total		571,400									
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 543,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 159,200 Special Land Value 0 Total Appraised Parcel Value 704,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 704,800											
Nbhd			Nbhd Name					Tracing					Batch																
0001								101					NV																
NOTES																													
SUB DIV 983-SUB DIV 994																													
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					
201400886		04-08-2014		10	SHED		5,000		05-23-2014		100		05-23-2014		12X20		05-23-2014					317	15	PERMIT VISIT					
221		08-02-2011		2	DWELLING		330,000								APPEARS OCCUPI		07-06-2012					400	25	OC VISIT					
																	06-22-2012					317	3	MEAS+INSPECTD					
																	06-22-2012					317	15	PERMIT VISIT					
																	04-27-2012					317	3	MEAS+INSPECTD					
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				40,000		SF		3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000			
1	101	ONE FAM		RAA				0.450		AC		7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	3,200			
Total Card Land Units								1.37		AC		Parcel Total Land Area: 1.37								Total Land Value								159,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	9	STONE	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		91.47
Interior Floor 1	3	HARDWOOD	RCN		578,274
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2011
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		94
Extra Kitchens	0		RCNLD		543,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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	240	12.00	2013	70	0.00	GD	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,981		25.30	75,416
BNT	BSMT ENTRY	0	36		7.03	253
CFL	CATHEDRAL CE	896	896		130.35	116,794
FFL	1ST FLOOR	1,737	1,737		126.54	219,795
GAR	GARAGE	0	576		50.53	29,104
HST	HALF STORY	71	142		63.27	8,984
OFP	OPEN PORCH	0	348		12.73	4,429
PAT	PATIO	0	345		6.24	2,151
SFL	2ND FLOOR	576	576		126.54	72,885
UHS	UNFIN HALF STORY	0	1,277		37.95	48,464
Ttl Gross Liv / Lease Area		3,280	8,914			578,274

