

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
PICANO JOHN A PICANO DONNA M 30 MAYNARD ST EAST LONGMEADOW MA 01028 GIS ID F_381728_2855399												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	272000		272,000																				
												RES LAND		101	115600		115,600																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100		4,100																				
Alt Prcl ID SP Permit HBT-BUS CLOSED Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		391,700		391,700																					
				RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE				Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
				PICANO JOHN A				04104		0086		02-27-1975		U		I				0				Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed
2024		101						254,300		2023		101		209,000		2022		101		189,600																	
		101						115,600		101		105,200		101		95,600																					
		101						4,100		101		3,000		101		3,000																					
				Total								374,000		Total		317,200		Total		288,200																	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description				Amount		Code		Description				YEAR		Amount		Comm Int																	
				Total																																	
ASSESSING NEIGHBORHOOD																																					
Nbhd				Nbhd Name				Tracing				Batch																									
0001								101				MA																									
NOTES																																					
SUB DIV #813 - FY2010 SUB DIV 1046 - FY2010 1373 SF FROM PARCEL 24-162-7RA (BK 351 P7)														Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										272,000 0 4,100 115,600 0 391,700 C 391,700													
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-24-543		10-20-2024		4		ADDITION		265,000		06-30-2023		0		06-30-2023		ADD 2 CAR ADDITI		06-30-2023						334		15		PERMIT VISIT									
202203171		12-06-2022		12		REROOF		18,415		06-30-2023		100		06-30-2023		FGR		10-17-2014						317		2		MEASURED									
2		01-01-1992		MN		Manual Note		17,000								FAM RM		11-14-2003						274		3		MEAS+INSPCTD									
246		01-01-1985		MN		Manual Note												03-05-1993						131		15		PERMIT VISIT									
																		05-09-1992						131		14		INSPECTED									
																		09-09-1991						131		2		MEASURED									
																		06-16-1980						500		3		MEAS+INSPCTD									
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				20,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.78	115,600														
Total Card Land Units								0.46	AC	Parcel Total Land Area: 0.46				Total Land Value										115,600													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	123.42	
Interior Floor 2	3	HARDWOOD	RCN	383,164	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1974	
AC Type	01	NONE	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	29	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	71	
Extra Kitchen St	N	NONE	RCNLD	272,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	0		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2003	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	400	12.00	1993	60	0.00	AV	A	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		26.70	23,073	
FFL	1ST FLOOR	1,104	1,104		133.37	147,237	
GAR	GARAGE	0	816		53.28	43,478	
PAT	PATIO	0	514		6.75	3,468	
SFL	2ND FLOOR	821	821		133.37	109,494	
STG	STORAGE	0	816		53.28	43,478	
WDK	WOOD DECK	0	486		26.62	12,937	
Ttl Gross Liv / Lease Area		1,925	5,421			383,164	

