

State Use 101
Print Date 11/21/2024 9:23:47 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LEGARE ALAN E SIANO PATRICIA A HEIRS & DEV 24 KINGSTON AVE EAST LONGMEADOW MA 01028 GIS ID F_375978_2854480												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	191400		191,400												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	82600		82,600												
												RESIDNTL.		101	5700		5,700												
				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		279,700		279,700									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LEGARE ALAN E SIANO,PATRICIA SIANO PATRICIAA,				16582	0473	03-22-2007	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				15206	0135	07-25-2005	U	I	100		1A	2024	101	176,900	2023	101	162,500	2022	101	146,800									
				03806	0316	05-31-1973	U	I	0				101	82,600		101	75,100		101	68,300									
													101	5,700		101	3,700		101	3,700									
				Total										Total		265,200		Total		241,300		Total		218,800					
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				APPRAISED VALUE SUMMARY															
0001						101				MF																			
NOTES																		Appraised BLDG. Value (Card) 191,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,700 Appraised Land Value (Bldg) 82,600 Special Land Value 0 Total Appraised Parcel Value 279,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 279,700											
Permit Id	Issue Date	Type	Description		Amount		Insp Date	% Comp	Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result											
B-23-542	07-27-2023	12	REROOF		7,999		05-28-2024	100					03-25-2024			334	2	MEASURED											
B-23-400	06-01-2023	62	SOLAR		20,000		05-28-2024	100	09-05-2023		19 PANELS		08-01-2019			334	2	MEASURED											
201203565	12-11-2012	20	WOOD STOVE		4,000						NVC PELLET STO		05-10-2013			105	15	PERMIT VISIT											
159	07-01-1990	MN	Manual Note		3,000						POOLA		07-19-2006			250	22	MAILER SENT											
													04-13-2004			250	22	MAILER SENT											
													04-12-2004			311	2	MEASURED											
													01-07-1991			107	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				5,400	SF	20.12	0.760	3	LAND	1.00	MF	1.00			0		1.000	15.29	82,600							
Total Card Land Units							0.12	AC	Parcel Total Land Area: 0.12							Total Land Value							82,600						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Central Vac	0		NO			
Model	01		RESIDENTIAL				Basement Floor	12		CONCRETE			
Grade	C-		AVG. (-)				Bsmt Garage	0					
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							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				138.21		
Interior Floor 1	4		CARPET				RCN				273,485		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1940		
Heat Type	3		FORCED H/W				Effective Year Built				1991		
AC Type	01		NONE				Depreciation Code				GD		
Bedrooms	4						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %				30		
Extra Fixtures	0						Functional Obsol						
Total Rooms	7						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style	A		AVERAGE				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				70		
Extra Kitchens	0						RCNLD				191,400		
Extra Kitchen St	N		NONE				Dep % Ovr						
FBM Sqft	572						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	1						Cost to Cure Ovr Comment						
WS Flues	0												
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
14	SCRN HSE			L	192	20.00	1998	70	0.00	GD	A	1.00	2,700
02	SHED/FR			L	96	12.00	2001	70	0.00	GD	A	1.00	800
06	CARPORT			L	240	15.00	2015	60	0.00	AV	A	1.00	2,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	70	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,144		28.10	32,150			
CNP	CANOPY					0	52		8.10	421			
FFL	1ST FLOOR					1,144	1,144		140.39	160,609			
HST	HALF STORY					572	1,144		70.20	80,305			
Ttl Gross Liv / Lease Area						1,716	3,484			273,485			

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HST
FFL
BMT

26

CNP

26

2

44



24 KINGSTON AVE