

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CHIUSANO NICHOLAS J 123 PLEASANT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	205800		205,800												
												RES LAND		101	121900		121,900												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	136600		136,600												
				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_383793_2850907										Total 464,300 464,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CHIUSANO NICHOLAS J CRAFTS MAFALDA Y LIFE ESTATE, CRAFTS MAFALDA Y				17308 0286		05-21-2008		U		I		160,000		1F		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				08060 0293		05-28-1992		U		I		1		1A		2024		101	189,900	2023		101	156,600	2022		101	139,500		
				05633 0195		06-15-1984		U		I		80						101	121,900			101	111,900			101	102,300		
																		101	136,600			101	97,300			101	97,300		
				Total										Total		448,400		Total		365,800		Total		339,100					
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												APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card) 205,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 136,600 Appraised Land Value (Bldg) 121,900 Special Land Value 0 Total Appraised Parcel Value 464,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 464,300																			
0001						101		MA																					
NOTES																													
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	
202202239		06-29-2022		3		GARAGE		10,000		07-11-2023		100		07-11-2023		RPLC EXIST TENT		07-11-2023						334		15		PERMIT VISIT	
201602181		07-21-2016		62		SOLAR		45,934		04-05-2017		100		04-05-2017				04-05-2017						317		15		PERMIT VISIT	
201402486		09-12-2014		9		ALTERATION		3,500		04-17-2015		100		04-17-2015		FIN BARN INTERIO		04-17-2015						105		11		ENTRY DENIED	
201203527		04-03-2013		10		SHED		2,700								52' X 18' ATTACHE		06-04-2013						105		15		PERMIT VISIT	
96		04-27-2011		MN		Manual Note		0				0				MOVE PORTABLE		01-18-2013						317		3		MEAS+INSPCTD	
160		07-28-2009		9		ALTERATION		1,341								ATTIC INSULATION		03-09-2012						317		15		PERMIT VISIT	
51		03-23-2009		15		TENT		675								TEMPORARY NVC		12-20-2010						317		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	1.000	5	LAND	1.00	MA	1.00			0 TRF2 0.9				1.000	2.81		112,400	
1	101	ONE FAM		RA				1.360		AC		7,000.00	1.000	0		1.00	MA	1.00			0				1.000	7,000		9,500	
Total Card Land Units								2.28	AC	Parcel Total Land Area: 2.28														Total Land Value				121,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	138.19	
Interior Floor 2	3	HARDWOOD	RCN	293,955	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	5		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	70	
Extra Kitchen St	N	NONE	RCNLD	205,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	24	12.00	2005	50	0.00	FR	A	1.00	100
45	GAR,HI			L	3,22	36.00	2008	60	0.00	AV	A	1.00	69,600
45	GAR,HI			L	300	36.00	2008	60	0.00	AV	A	1.00	6,500
FINB	FINSHDwBA			L	480	60.00	2008	60	0.00	AV	A	1.00	17,300
02	SHED/FR			L	936	12.00	2013	70	0.00	GD	A	1.00	7,900
65	MEZ-UNF	OB	Outbuildi	L	500	17.25	2008	70	0.00	GD	A	1.00	6,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	70	1.00			0.00	0
22	WOOD DK			L	700	15.00	2017	70	0.00	GD	A	1.00	7,400
02	SHED/FR			L	600	12.00	2023	70	0.00	GD	A	1.00	5,000
21	PAVILLION/C	OB	Outbuildi	L	1,20	20.00	2022	70	0.00	GD	A	1.00	16,800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,257		32.90	41,358
EFP	ENCL PORCH	0	171		82.87	14,170
FFL	1ST FLOOR	1,257	1,257		164.77	207,120
GAR	GARAGE	0	447		65.98	29,494
PAT	PATIO	0	221		8.20	1,813
Ttl Gross Liv / Lease Area		1,257	3,353			293,955

