

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ZANCHO CATHERINE M 58 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375653_2852360 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	190100						190,100						
												RES LAND		101	116300						116,300						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2100						2,100						
				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		308,500		308,500											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ZANCHO CATHERINE M CHIUSANO SABINO + KAREN VERTERAMO P				08919	0125	08-19-1994	U	I	122,000	28,000	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
													2024	101	178,700	2023	101	166,900	2022	101	152,400						
														101	116,300		101	105,700		101	95,200						
														101	2,100		101	1,400		101	1,400						
												Total		297,100		Total		274,000		Total		249,000					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 190,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 116,300 Special Land Value 0 Total Appraised Parcel Value 308,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 308,500												
		Total																									
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				NA																	
NOTES																											

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Central Vac	0	NO				
Model	01		RESIDENTIAL				Basement Floor	12	CONCRETE				
Grade	C		AVERAGE				Bsmt Garage						
Stories	1.00		1 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	2		CLAPBOARD				Code	Description			Percentage		
Exterior Wall 2	8		BRICK VENR				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				141.70		
Interior Floor 1	4		CARPET				RCN				292,511		
Interior Floor 2							Net Other Adj						
Heat Fuel	1		OIL				Year Built				1976		
Heat Type	1		FORCED H/A				Effective Year Built				1986		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %				35		
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						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				65		
Extra Kitchens	0						RCNLD				190,100		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	764						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													
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	192	12.00	2010	60	0.00	AV	A	1.00	1,400
19	PATIO			L	144	8.00	2010	60	0.00	AV	A	1.00	700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,092		32.24		35,211		
FFL	1ST FLOOR					1,348	1,348		161.52		217,728		
GAR	GARAGE					0	384		64.78		24,874		
OFP	OPEN PORCH					0	160		16.15		2,584		
WDK	WOOD DECK					0	376		32.22		12,114		
Ttl Gross Liv / Lease Area						1,348	3,360				292,511		

