

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
TESINI GARY J TESINI KAREN N 154 VINELAND AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	149500			149,500											
												RES LAND		101	110800			110,800											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600			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_376562_2853022														Total		260,900			260,900										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TESINI GARY J TESINI IREN				06215 02626		0156 0072		09-05-1986 08-22-1958		U U		I I		70,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																		2024	101	125,400	2023	101	115,100	2022	101	103,800			
																			101	110,800		101	100,700		101	91,500			
																			101	600		101	400		101	400			
												Total		236,800		Total		216,200		Total		195,700							
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) 149,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 110,800 Special Land Value 0 Total Appraised Parcel Value 260,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 260,900													
Nbhd		Nbhd Name						Tracing			Batch																		
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	
105		04-26-2002		12		REROOF		4,000								NVC		03-20-2024						334		2		MEASURED	
																		03-19-2018						333		2		MEASURED	
																		06-05-2006						250		11		ENTRY DENIED	
																		05-12-2006						250		22		MAILER SENT	
																		12-19-2002						274		15		PERMIT VISIT	
																		09-04-1990						131		3		MEAS+INSPCTD	
																		06-12-1980						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		RC				10,000	SF	11.08	1.000	5	LAND	1.00	MA	1.00			0			1.000		11.08		110,800			
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23				Total Land Value														110,800	

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	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		148.18
Interior Floor 1	3	HARDWOOD	RCN		262,292
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1957
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		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		57
Extra Kitchens	0		RCNLD		149,500
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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	1				

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
19	PATIO			L	100	8.00	1989	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,192		32.77	39,065	
FFL	1ST FLOOR	1,192	1,192		164.14	195,652	
GAR	GARAGE	0	384		65.83	25,277	
OFP	OPEN PORCH	0	28		17.59	492	
PAT	PATIO	0	224		8.06	1,806	
Ttl Gross Liv / Lease Area		1,192	3,020			262,292	

