

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
VALENTINO DIANE M TR VALENTINO STEVEN J JR TR 480 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_384173_2842741 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	511500		511,500							
												RES LAND		101	139100		139,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	72400		72,400							
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		723,000		723,000								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
VALENTINO DIANE M TR VALENTINO DIANE M FERRARA FRANK L TRUSTEE , FERRARA ANN E, HEIRS & DEVISEES OF FERRARA				20334	0538	06-30-2014	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				19045	0475	12-20-2011	U	I	325,000		1A	2024	101	472,900	2023	101	434,400	2022	101	396,300				
				16210	0137	09-25-2006	U	I	100		1A		101	139,100		101	127,100		101	114,700				
				06997	0184	10-20-1988	U	I	1		1A		101	72,400		101	60,800		101	58,200				
				03799	0082	05-10-1973	U	I	0			Total		684,400	Total		622,300	Total		569,200				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 511,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 72,400 Appraised Land Value (Bldg) 139,100 Special Land Value 0 Total Appraised Parcel Value 723,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 723,000										
Total																								
Nbhd		Nbhd Name				Tracing		Batch																
0001						101		MG																
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			
202202685		09-07-2022		12	REROOF		10,000		06-20-2023		0	06-20-2023		NVC		06-20-2023			425	15	PERMIT VISIT			
202001577		05-14-2020		11	POOL		37,500		06-29-2020		100	06-29-2020		20X40 INGROUND		06-29-2020			334	15	PERMIT VISIT			
140		06-04-2004		12	REROOF		10,500							NVC		08-19-2019			334	2	MEASURED			
																02-03-2012			317	14	INSPECTED			
																01-06-2012			317	2	MEASURED			
																01-05-2005			311	15	PERMIT VISIT			
																10-08-2002			250	22	MAILER SENT			
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	RAA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.37	134,800
1	101	ONE FAM	RAA				0.620	AC	7,000.00	1.000	0		1.00	MG	1.00				0			1.000	7,000	4,300
Total Card Land Units							1.54	AC	Parcel Total Land Area:			1.54	Total Land Value										139,100	

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	B	GOOD	Bsmt Garage	1	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	100.44	
Interior Floor 2	3	HARDWOOD	RCN	608,915	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1975	
AC Type	03	FULL	Effective Year Built	2005	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	16	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	84	
Extra Kitchen St			RCNLD	511,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	3		Cost to Cure Ovr		
WS Flues	1		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
32	BARN/LFT			L	1,82	25.00	1970	85	0.00	VG	G	1.25	48,500
11	POOL I-V	OB	Outbuildi	L	800	29.00	2020	70	0.00	GD	G	1.25	20,300
19	PATIO			L	512	8.00	2020	70	0.00	GD	G	1.25	3,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,804		27.50	77,111	
FFL	1ST FLOOR	2,804	2,804		137.45	385,417	
OFP	OPEN PORCH	0	50		13.75	687	
OSP	SCRN PORCH	0	200		20.62	4,124	
PAT	PATIO	0	1,146		6.84	7,835	
UAT	UNFIN ATTC	0	1,322		27.45	36,287	
UFL	UNFIN UPPR FLOOR	0	1,094		82.42	90,169	
WDK	WOOD DECK	0	264		27.59	7,285	
Ttl Gross Liv / Lease Area		2,804	9,684			608,915	

