

State Use 101
Print Date 11/22/2024 9:17:15 A

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
INDOMENICO FRANCO INDOMENICO MARY C 212 VINELAND AVE EAST LONGMEADOW MA 01028 GIS ID F_376667_2852151																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	394000		394,000																		
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	116000		116,000																		
														RESIDNTL.		101	11400		11,400																		
						SUPPLEMENTAL DATA						Alt Prcl ID		Received																							
SP Permit								NIA																													
Chapter Land								Field 8																													
OC Dates								Field 9																													
In+Ex FY								Field 10																													
Mailed								Assoc Pid#								Total		521,400		521,400																	
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
INDOMENICO FRANCO RINALDI JAMES V + RINALDI JOSEPH L + JAMESV RINALDI DELORES F						09117	0152	04-28-1995	U	I	132,500		1A	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
						09086	0425	03-20-1995	U	I	1	2024			101	363,000	2023	101	333,600	2022	101	300,100															
						08922	0428	08-23-1994	U	I	1	101			116,000	101	105,500	101	95,800																		
						02453	0049	03-01-1956	U	I	0	101			2,100	101	1,500	101	1,500																		
						Total												Total	481,100		Total		440,600		Total		397,400										
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 394,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,400 Appraised Land Value (Bldg) 116,000 Special Land Value 0 Total Appraised Parcel Value 521,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 521,400																			
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	
																		201702464	09-15-2017		17	DECK		21,650		03-01-2018	100	03-01-2018	14X34 REPLACE E		03-21-2024				334	2	MEASURED
																		117	05-08-2007		4	ADDITION		80,000					SEE NOTES		03-01-2018				333	15	PERMIT VISIT
																															05-17-2013				105	15	PERMIT VISIT
													11-21-2008	317	13	MISSED APPT																					
													12-26-2007	317	2	MEASURED																					
													12-26-2007	317	15	PERMIT VISIT																					
													03-30-2004	316	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				20,644	SF	5.62	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.62	116,000															
Total Card Land Units							0.47	AC	Parcel Total Land Area: 0.47							Total Land Value							116,000														

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	2	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			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	119.96	
Interior Floor 2			RCN	474,645	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2006	
Extra Fixtures	1		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St	N	NONE	RCNLD	394,000	
FBM Sqft	787		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
19	PATIO			L	1,50	8.00	2017	70	0.00	GD	G	1.25	10,500
02	SHED/FR			L	120	12.00	2018	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,574		29.44	46,346	
FFL	1ST FLOOR	1,574	1,574		147.13	231,584	
OPF	OPEN PORCH	0	64		13.79	883	
PAT	PATIO	0	356		7.44	2,648	
TQS	3/4 STORY	1,229	1,638		110.39	180,824	
WDK	WOOD DECK	0	422		29.29	12,359	
Ttl Gross Liv / Lease Area		2,803	5,628			474,645	

