

State Use 101
Print Date 11/18/2024 6:36:14 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CIMINO ANDREW J 44 LINDEN AV EAST LONGMEADOW MA 01028 GIS ID F_378930_2851726												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		202300		202,300																	
												RES LAND		101		107100		107,100																	
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		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#						Total		310,000		310,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CIMINO ANDREW J DUFFEY BRIAN R BURWIN,ALLISON E TIMBRO,STEVEN HOWARD,CAROLE A.				20073		0036		10-25-2013		Q		I		192,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				17931		0505		08-07-2009		U		I		175,000				2024		101		186,600		2023		101		173,200		2022		101		158,900	
				13324		0317		06-19-2003		U		I		162,000						101		107,100				101		97,300		101		88,600			
				12000		0397		11-29-2001		U		I		138,000						101		600				101		400		101		400			
				06979		0002		09-29-1988		U		I		119,900		1				Total		294,300		Total		270,900		Total		247,900					
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												APPROAISED VALUE SUMMARY																			
Nbhd		Nbhd Name						Tracing				Batch				Appraised BLDG. Value (Card)								202,300											
0001								101				MA				Appraised Xf (B) Value (Bldg)								0											
NOTES																Appraised Ob (B) Value (Bldg)								600											
SUB DIV #595																Appraised Land Value (Bldg)								107,100											
																Special Land Value								0											
																Total Appraised Parcel Value								310,000											
																Valuation Method								C											
																Adjustment																			
																Net Total Appraised Parcel Value								310,000											
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							
173		07-31-2009		20		WOOD STOVE		3,500								PELLET STOVE		08-01-2019						334		2		MEASURED							
17		01-01-1985		MN		Manual Note										WOOD STOVE		08-01-2019						AO		6		INFO BY PHON							
167		01-01-1982		MN		Manual Note										DWELLING		12-03-2009						317		15		PERMIT VISIT							
																		12-03-2009						317		15		PERMIT VISIT							
																		10-02-2009						375		2		MEASURED							
																		07-19-2006						250		22		MAILER SENT							
																		04-02-2004						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		RC				14,000	SF	8.05	1.000	5	LAND	0.95	MA	1.00	EMT1			0			1.000	7.65	107,100										
Total Card Land Units								0.32	AC	Parcel Total Land Area: 0.32								Total Land Value								107,100									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	1	WOOD SHING	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		135.80
Interior Floor 1	3	HARDWOOD	RCN		289,061
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1982
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		202,300
Extra Kitchen St			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	0		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
02	SHED/FR			L	96	12.00	1988	50	0.00	FR	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,120	1,120		150.16	168,181	
GAR	GARAGE	0	552		60.12	33,186	
HST	HALF STORY	104	208		75.08	15,617	
SFL	2ND FLOOR	302	302		150.16	45,349	
TQS	3/4 STORY	147	196		112.62	22,074	
WDK	WOOD DECK	0	156		29.84	4,655	
Ttl Gross Liv / Lease Area		1,673	2,534			289,061	

