Property Location 44 HIGH PINE CR | Map ID 61/ 46/ 36R/ / | Bldg Name | State Use 101
Vision ID 4740 | Account # 4813 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 11:06:50 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
TILLI FRANK				
TILLI MARIA ANGELICA	TOPO WET	EASEMENT	TRAFFIC	CORNER
44 HIGH PINE CR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_389851_2852027

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	446500	446,500
RES LAND	101	154600	154,600
RESIDNTL.	101	2200	2,200
Total		603,300	603,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
TILLI FRANK	16602	0269	04-03-2007	U	I	1	1F
TILLI FRANK + MARIA ANGELICA,	08907	0590	08-04-1994	U	I	255,000	
MCMAHON GARY S +	06012	0017	02-14-1986	U	I	191,000	
CJ BUILDERS	05670	0533	08-21-1984	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	418,900	2023	101	385,500	2022	101	349,300
	101	154,600		101	139,400		101	125,600
	101	2,200		101	1,400		101	1,400
	Total	575,700		Total	526,300		Total	476,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	443,000
Appraised Xf (B) Value (Bldg)	3,500
Appraised Ob (B) Value (Bldg)	2,200
Appraised Land Value (Bldg)	154,600
Special Land Value	0
Total Appraised Parcel Value	603,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	603,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-379	06-18-2024	21	SIDING	70,000		0		
201700287	02-01-2017	91	INSULATION	3,857		0		
201400743	04-02-2014	GEN	GENERATOR	6,000	06-02-2014	100	04-17-2015	
74	04-16-2000	4	ADDITION	32,000				GAME RM;LFT SID
190	08-13-1998	10	SHED	4,260				
43	01-01-1985	MN	Manual Note					SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-17-2015			105	15	PERMIT VISIT
06-02-2014			317	15	PERMIT VISIT
05-02-2008			317	14	INSPECTED
07-31-2001			247	3	MEAS+INSPCTD
02-01-2001			247	15	PERMIT VISIT
02-11-1999			247	15	PERMIT VISIT
03-30-1992			170	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	RA				35,289	SF	3.50	1.250	8	LAND	1.00	NG	1.00			0			1.000	4.38	154,600
Total Card Land Units							0.81	AC	Parcel Total Land Area:			0.81									Total Land Value		154,600

Property Location 44 HIGH PINE CR | Map ID 61/ 46/ 36R/ / | Bldg Name | State Use 101
Vision ID 4740 | Account # 4813 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 11:06:51 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B	GOOD
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	6	SALTBOX
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	1510	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

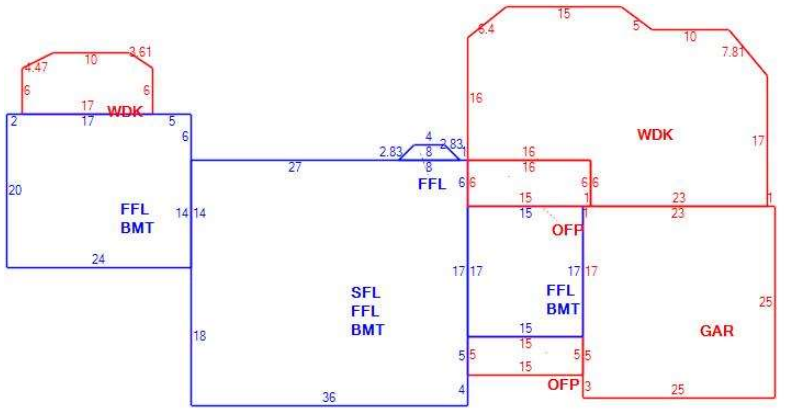
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	105.32
RCN	567,994
Net Other Adj	
Year Built	1985
Effective Year Built	1999
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	78
RCNLD	443,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02	SHED/FR			L	264	12.00	1998	70	0.00	GD	A	1.00	2,200
MN	MANUAL	EX	Extra Fea	B	96	30.00	1999	78	1.00	VG	V	1.50	3,500
GEN	GENERATO			B	1	0.00	1999	78	1.00	00	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,887		29.18	55,061
FFL	1ST FLOOR	1,899	1,899		146.05	277,352
GAR	GARAGE	0	625		58.42	36,513
OFP	OPEN PORCH	0	171		14.52	2,483
SFL	2ND FLOOR	1,152	1,152		146.05	168,251
WDK	WOOD DECK	0	971		29.18	28,334
	Ttl Gross Liv / Lease Area	3,051	6,705			567,994