

State Use 101
Print Date 11/22/2024 12:40:50

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
GIORDANO JOSEPH F GIORDANO SHARON A 10 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_390504_2849734												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	379600		379,600									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	129900		129,900									
												RESIDNTL.		101	2000		2,000									
				SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter Land OC Dates 10/19/2012 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
														Total		511,500		511,500								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
GIORDANO JOSEPH F TORCIA MICHAEL A, SCIBELLI SALVATORE A, AGNOLI JOHN L, AGNOLI JOHN HEIRS + DEVISEES +,				19591	0490	12-13-2012	U	I	342,500		00	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				18768	0382	05-11-2011	U	V	50,000		1	2024	101	354,900	2023	101	326,200	2022	101	294,200						
				18399	0315	08-03-2010	U	V	30,000		1T	101	129,900	101	117,200	101	105,600									
				10677	0154	03-08-1999	U	I	1		1A	101	2,000	101	1,300	101	1,300									
				03178	0691	04-11-1966	U	I	0			Total	486,800	Total	444,700	Total	401,100									
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) 379,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 129,900 Special Land Value 0 Total Appraised Parcel Value 511,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 511,500												
Total																										
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				MG																
NOTES																										
FY2012 SUB 1077 LOT B - BOOK PLAN 358 P126																										
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		
201301431 206		04-19-2013 07-14-2011		10 2	SHED DWELLING		4,995 190,000								12X20" OC 10/19/2012 48X		07-16-2019 06-28-2013 07-06-2012 03-30-2012 03-30-2012					334 317 400 317 317	2 15 25 2 15	MEASURED PERMIT VISIT OC VISIT MEASURED PERMIT VISIT		
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				28,230	SF	4.26	1.200	7	LAND	0.90	MG	1.00	ESM1			0			1.000	4.6	129,900	
Total Card Land Units								0.65	AC	Parcel Total Land Area: 0.65								Total Land Value								129,900

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						
Stories	2.00		2 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							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				128.88		
Interior Floor 1	3		HARDWOOD				RCN				408,212		
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	1		OIL				Year Built				2011		
Heat Type	1		FORCED H/A				Effective Year Built				2014		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	4						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	1						Depreciation %				7		
Extra Fixtures	2						Functional Obsol						
Total Rooms	7						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				93		
Extra Kitchens	0						RCNLD				379,600		
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	1						Cost to Cure Ovr Comment						
WS Flues													
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	240	12.00	2013	70	0.00	GD	A	1.00	2,000
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	832		33.32	27,726			
FFL	1ST FLOOR					832	832		167.03	138,966			
GAR	GARAGE					0	504		66.94	33,739			
SFL	2ND FLOOR					832	832		167.03	138,966			
TQS	3/4 STORY					378	504		125.27	63,136			
WDK	WOOD DECK					0	168		33.80	5,679			
Ttl Gross Liv / Lease Area						2,042	3,672			408,212			

14

12

WDK

12

14

2

21

16

14

24

24

26

2

32

21



10 FERNWOOD DR