Property Location 17 RUFFINO RD | Map ID 44/ 27/ 2/ / | Bldg Name | State Use 101
Vision ID 6651 | Account # 6762 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/25/2024 7:31:09 A

CURRENT OWNER

GUINIPERO JASON J
GUINIPERO JENNIFER L
17 RUFFINO RD

EAST LONGMEADOW MA 01028

GIS ID F_385895_2840640

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE	VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit HO:HO	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	581600	581,600
RES LAND	101	159200	159,200
RESIDNTL.	101	2000	2,000
		Total	742,800	742,800

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GUINIPERO JASON J	17682	0543	03-05-2009	U	V	147,500	
ROOSEVELT HILL LLC,	14240	0169	06-01-2004	U	I	305,000	1
CROSS GERTRUDE W,	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	543,600	2023	101	499,300	2022	101	451,400
	101	159,200		101	145,200		101	147,600
	101	2,000		101	1,300		101	1,300
	Total	704,800		Total	645,800		Total	600,300

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	NV

NOTES

SUB DIV 983-SUB DIV 994

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	581,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	159,200
Special Land Value	0
Total Appraised Parcel Value	742,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	742,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201400886	04-08-2014	10	SHED	5,000	05-23-2014	100	05-23-2014	12X20
221	08-02-2011	2	DWELLING	330,000				APPEARS OCCUPI

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-23-2014			317	15	PERMIT VISIT
07-06-2012			400	25	OC VISIT
06-22-2012			317	3	MEAS+INSPCTD
06-22-2012			317	15	PERMIT VISIT
04-27-2012			317	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	RAA				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000
1	101	ONE FAM	RAA				0.450	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	3,200
						Total Card Land Units	1.37	AC	Parcel Total Land Area:	1.37												Total Land Value	159,200

Property Location	17 RUFFINO RD		Map ID	44/ 27/ 2/ /	Bldg Name		State Use 101
Vision ID	6651	Account # 6762		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/25/2024 7:31:10 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	B	GOOD
Stories	1.50	1 1/2 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	9	STONE
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	3	
Total Rooms	7	
Bath Style	V	VERY GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

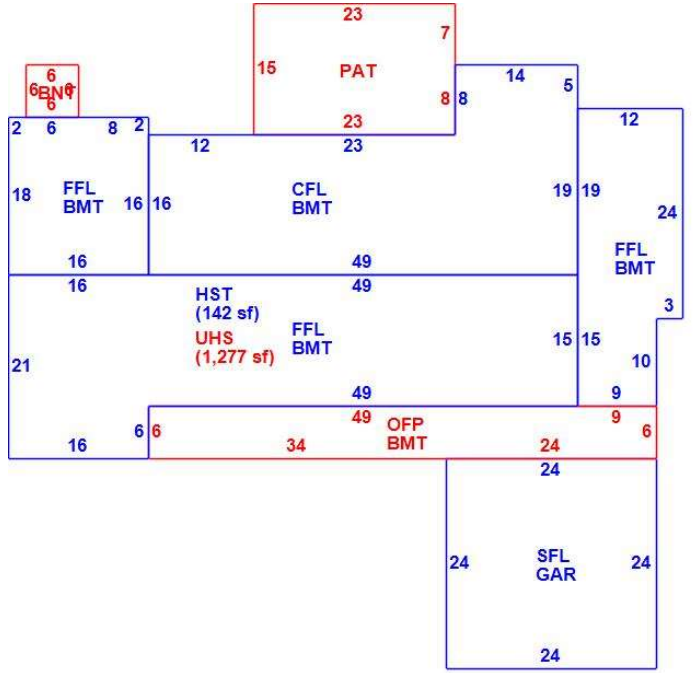
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	99.91
RCN	625,330
Net Other Adj	
Year Built	2011
Effective Year Built	2014
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	93
RCNLD	581,600
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	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	2,981		27.36	81,553
BNT	BSMT ENTRY	0	36		7.60	274
CFL	CATHEDRAL CE	896	896		140.96	126,298
FFL	1ST FLOOR	1,737	1,737		136.83	237,680
GAR	GARAGE	0	576		54.64	31,472
HST	HALF STORY	71	142		68.42	9,715
OFP	OPEN PORCH	0	348		13.76	4,789
PAT	PATIO	0	345		6.74	2,326
SFL	2ND FLOOR	576	576		136.83	78,816
UHS	UNFIN HALF STORY	0	1,277		41.04	52,407
	Ttl Gross Liv / Lease Area	3,280	8,914			625,330