

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
PICANO JOHN A PICANO DONNA M 30 MAYNARD ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	441400		441,400										
												RES LAND		101	115600		115,600										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100		4,100										
Alt Prcl ID SP Permit HBT-BUS CLOSED Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		561,100		561,100											
				RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
				PICANO JOHN A				04104	0086	02-27-1975	U	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
2025	101	272,000	2024												101	254,300	2023	101	209,000								
	101	115,600													101	115,600		101	105,200								
	101	4,100													101	4,100		101	3,000								
											Total	391,700		Total	374,000		Total	317,200									
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 441,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,100 Appraised Land Value (Bldg) 115,600 Special Land Value 0 Total Appraised Parcel Value 561,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 561,100												
Total																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing		Batch																			
0001						101		MA																			
NOTES																											
SUB DIV #813 - FY2010 SUB DIV 1046 - FY2010 1373 SF FROM PARCEL 24-162-7RA (BK 351 P7)																											
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				
B-24-543		10-20-2024		4	ADDITION		265,000		07-08-2025		100	07-08-2025		ADD 2 CAR ADDITI		07-08-2025					334	15	PERMIT VISIT				
202203171		12-06-2022		12	REROOF		18,415		06-30-2023		100	06-30-2023				06-30-2023					334	15	PERMIT VISIT				
2		01-01-1992		MN	Manual Note		17,000							FGR		10-17-2014					317	2	MEASURED				
246		01-01-1985		MN	Manual Note									FAM RM		11-14-2003					274	3	MEAS+INSPCTD				
																03-05-1993					131	15	PERMIT VISIT				
																05-09-1992					131	14	INSPECTED				
																09-09-1991					131	2	MEASURED				
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				20,000		SF	5.78	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.78	115,600		
Total Card Land Units								0.46		AC	Parcel Total Land Area: 0.46				Total Land Value												115,600

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	C+	AVG. (+)	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			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		123.52
Interior Floor 2	15	LAMINATE	RCN		531,809
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1974
AC Type	03	FULL	Effective Year Built		2008
Bedrooms	6		Depreciation Code		VG
Full Baths	4		Remodel Rating		04
Half Baths	0		Year Remodeled		2025
Extra Fixtures	0		Depreciation %		17
Total Rooms	12		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	1		Overall % Condition		83
Extra Kitchen St	G	GOOD	RCNLD		441,400
FBM Sqft			Dep % Ovr		
FBM Quality			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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2003	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	400	12.00	1993	60	0.00	AV	A	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		30.54	26,385	
FFL	1ST FLOOR	1,920	1,920		152.51	292,823	
GAR	GARAGE	0	704		61.09	43,008	
PAT	PATIO	0	622		7.60	4,728	
SFL	2ND FLOOR	821	821		152.51	125,212	
UAT	UNFIN ATTC	0	816		30.46	24,859	
WDK	WOOD DECK	0	486		30.44	14,794	
Ttl Gross Liv / Lease Area		2,741	6,233			531,809	

