

State Use 101
Print Date 11/20/2025 9:14:34 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NAGLIERI MICHAEL P MCFADDEN KRISTEN J 2 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_384340_2853160												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		325300		325,300											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		127000		127,000											
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates 5/8/2009 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		452,300		452,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
NAGLIERI MICHAEL P TOMACELLI COSMO D + RUTH				09946		0171		07-30-1997		U		I		132,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				03162		0337		12-30-1965		U		I		0				2025	101	294,700	2024	101	271,800	2023	101	248,900			
																	101	127,000		101	127,000		101	115,400					
																	101	1,600		101	1,600		101	900					
																		Total	423,300	Total	400,400	Total	365,200						
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int														
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card) 325,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 127,000 Special Land Value 0 Total Appraised Parcel Value 452,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 452,300															
0001						101				MG																			
NOTES																													
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-24-774		11-20-2024		63		REINSTALL SOLA		5,580		05-21-2025		100		01-09-2025		REMOVE & REINST		05-21-2025						450		15		PERMIT VISIT	
202203104		11-22-2022		62		SOLAR		17,550		05-09-2023		100						05-09-2023						425		15		PERMIT VISIT	
202002889		10-28-2020		91		INSULATION		6,000				0				OC 5/8/2009 FAMIL		08-22-2019						334		3		MEAS+INSPCTD	
377		11-24-2008		4		ADDITION		91,804										03-29-2013						317		3		MEAS+INSPCTD	
																		01-23-2009						317		15		PERMIT VISIT	
																		12-04-2002						250		22		MAILER SENT	
																		12-03-2002						274		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				24,561	SF	4.79	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	5.17	127,000				
Total Card Land Units								0.56	AC	Parcel Total Land Area: 0.56								Total Land Value										127,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	2	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	141.99	
Interior Floor 2			RCN	422,490	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1954	
AC Type	01	NONE	Effective Year Built	2002	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating	05	
Half Baths	0		Year Remodeled	2008	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	325,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,224		33.37	40,848	
FFL	1ST FLOOR	1,224	1,224		166.73	204,076	
SFL	2ND FLOOR	288	288		166.73	48,018	
TQS	3/4 STORY	702	936		125.05	117,043	
WDK	WOOD DECK	0	377		33.17	12,505	
Ttl Gross Liv / Lease Area		2,214	4,049			422,490	

