

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
CHIUSANO NICHOLAS J 123 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_383793_2850907												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	227000		227,000															
												RES LAND		101	121900		121,900															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	136600		136,600															
				SUPPLEMENTAL DATA																												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
										Total						485,500		485,500														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
CHIUSANO NICHOLAS J CRAFTS MAFALDA Y LIFE ESTATE, CRAFTS MAFALDA Y				17308		0286		05-21-2008		U		I		160,000		1F		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				08060		0293		05-28-1992		U		I		1		1A		2025		101	205,800		2024		101	189,900		2023		101	156,600	
				05633		0195		06-15-1984		U		I		80						101	121,900				101	121,900				101	111,900	
																				101	136,600					136,600					97,300	
																		Total		464,300		Total		448,400		Total		365,800				
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																	
Total																																
ASSESSING NEIGHBORHOOD														Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																		
Nbhd		Nbhd Name		Tracing				Batch																								
0001				101				MA																								
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														
202202239	06-29-2022	3	GARAGE		10,000		07-11-2023	100	07-11-2023		RPLC EXIST TENT		07-11-2023			334	15	PERMIT VISIT														
201602181	07-21-2016	62	SOLAR		45,934		04-05-2017	100	04-05-2017				04-05-2017			317	15	PERMIT VISIT														
201402486	09-12-2014	9	ALTERATION		3,500		04-17-2015	100	04-17-2015		FIN BARN INTERIO		04-17-2015			105	11	ENTRY DENIED														
201203527	04-03-2013	10	SHED		2,700						52' X 18' ATTACHE		06-04-2013			105	15	PERMIT VISIT														
96	04-27-2011	MN	Manual Note		0			0			MOVE PORTABLE		01-18-2013			317	3	MEAS+INSPCTD														
160	07-28-2009	9	ALTERATION		1,341						ATTIC INSULATION		03-09-2012			317	15	PERMIT VISIT														
51	03-23-2009	15	TENT		675						TEMPORARY NVC		12-20-2010			317	15	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				40,000 SF		3.12	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.81	112,400									
1	101	ONE FAM	RA				1.360 AC		7,000.00	1.000	0		1.00	MA	1.00			0			1.000	7,000	9,500									
Total Card Land Units							2.28 AC		Parcel Total Land Area: 2.28							Total Land Value							121,900									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	153.76	
Interior Floor 2	3	HARDWOOD	RCN	324,232	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	5		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	70	
Extra Kitchen St	N	NONE	RCNLD	227,000	
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
02	SHED/FR			L	24	12.00	2005	50	0.00	FR	A	1.00	100
45	GAR,HI			L	3,22	36.00	2008	60	0.00	AV	A	1.00	69,600
45	GAR,HI			L	300	36.00	2008	60	0.00	AV	A	1.00	6,500
FINB	FINSHDwBA			L	480	60.00	2008	60	0.00	AV	A	1.00	17,300
02	SHED/FR			L	936	12.00	2013	70	0.00	GD	A	1.00	7,900
65	MEZ-UNF	OB	Outbuildi	L	500	17.25	2008	70	0.00	GD	A	1.00	6,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	70	1.00			0.00	0
22	WOOD DK			L	700	15.00	2017	70	0.00	GD	A	1.00	7,400
02	SHED/FR			L	600	12.00	2023	70	0.00	GD	A	1.00	5,000
21	PAVILLION/C	OB	Outbuildi	L	1,20	20.00	2022	70	0.00	GD	A	1.00	16,800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,257		36.29	45,618
EFP	ENCL PORCH	0	171		91.40	15,630
FFL	1ST FLOOR	1,257	1,257		181.74	228,453
GAR	GARAGE	0	447		72.78	32,532
PAT	PATIO	0	221		9.05	1,999
Ttl Gross Liv / Lease Area		1,257	3,353			324,232

