

State Use 104
Print Date 11/20/2025 10:18:13

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
BERSELLI JASON WADE 8 ACORN ST EAST LONGMEADOW MA 01028 GIS ID F_376946_2853903												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104		194000		194,000																							
												RES LAND		104		89200		89,200																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104		3500		3,500																							
				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		286,700		286,700																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
BERSELLI JASON WADE BERSELLI WILLIAM J BERSELLI WILLIAM J, BERSELLI WILLIAM J, BERSELLI SUSAN				21346 0320		09-07-2016		U		I		190,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				19310 0437		06-20-2012		U		I		1		1		2025		104		177,000		2024		104		163,700		2023		104		150,400									
				14272 0470		06-17-2004		U		I		1		1A				104		89,200				104		89,200				104		80,800									
				07217 0165		07-14-1989		U		I		1		1				104		3,500				104		3,500				104		2,800									
				04287 0006		06-29-1976		U		I		0																													
				Total												Total		269,700		Total		256,400		Total		234,000															
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																													
0001								104				MA																													
NOTES																																									
SUB DIV 557 + 733 FKA SMITH AVE																		Appraised BLDG. Value (Card)										194,000													
																		Appraised Xf (B) Value (Bldg)										0													
																		Appraised Ob (B) Value (Bldg)										3,500													
																		Appraised Land Value (Bldg)										89,200													
																		Special Land Value										0													
Total Appraised Parcel Value										286,700																															
Valuation Method										C																															
Adjustment																																									
Net Total Appraised Parcel Value										286,700																															
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													
201500296 76		02-06-2015 01-01-1982		91 MN		INSULATION Manual Note		2,800				0						04-20-2021 03-19-2018 03-26-2004 11-21-2003 05-06-1992 09-10-1990 02-21-1985						333 333 250 274 107 131 500		14 11 22 2 22 2 1		INSPECTED ENTRY DENIED MAILER SENT MEASURED MAILER SENT MEASURED LEFT NOTICE													
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		104		TWO FAM		RC								26,304		SF		4.52		1.000		5		LAND		0.75		MA		1.00		TOP3		0		1.000		3.39		89,200	
Total Card Land Units														0.60		AC		Parcel Total Land Area: 0.60										Total Land Value										89,200			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	12		MULTI-CONV			Central Vac	0	NO					
Model	03		MULTI-FAMILY			Basement Floor							
Grade	C		AVERAGE			Bsmt Garage							
Stories	1.75		1 3/4 STORIES			Units	2						
Foundation	2		CONC BLOCK			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2						104	TWO FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				133.84			
Interior Floor 1	4		CARPET			RCN				340,332			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	1		OIL			Year Built				1920			
Heat Type	1		FORCED H/A			Effective Year Built				1982			
AC Type	01		NONE			Depreciation Code				AV			
Bedrooms	5					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %				43			
Extra Fixtures	0					Functional Obsol							
Total Rooms	9					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	2					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				57			
Extra Kitchens	0					RCNLD				194,000			
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	0					Cost to Cure Ovr Comment							
WS Flues	1												
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
31	BARN			L	240	20.00	1993	60	0.00	AV	F	0.90	2,600
40	LEAN-TO			L	192	8.00	1993	60	0.00	AV	A	1.00	900
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,064		29.62	31,518			
EFP	ENCL PORCH					0	134		73.99	9,914			
FFL	1ST FLOOR					1,308	1,308		147.97	193,545			
OFF	OPEN PORCH					0	108		15.07	1,628			
SFL	2ND FLOOR					84	84		147.97	12,430			
TQS	3/4 STORY					588	784		110.98	87,007			
WDK	WOOD DECK					0	144		29.80	4,291			
Ttl Gross Liv / Lease Area						1,980	3,626			340,332			

