

State Use 101
Print Date 11/20/2025 10:21:03

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
GIOIOSI NICHOLAS 44 WORTHY AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	260800		260,800							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	110400		110,400							
												RESIDNTL.		101	800		800							
				SUPPLEMENTAL DATA																				
Alt Prcl ID				Received																				
SP Permit				NIA																				
Chapter Land				Field 8																				
OC Dates				Field 9																				
In+Ex FY				Field 10																				
Mailed				Assoc Pid#										Total		372,000		372,000						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
GIOIOSI NICHOLAS CEBULA BURKE LAURA L BURKE,WILLIAM E JR GEORGE EUGENE N + IRENE,				21675	0032	05-10-2017	Q	I	280,000		00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				15541	0447	12-01-2005	U	I	1		1	2025	101	244,400	2024	101	224,800	2023	101	207,100				
				12095	0186	01-14-2002	U	I	196,000			101	110,400		101	110,400		101	99,200					
				03598	0222	06-23-1971	U	I	0			101	800		101	2,100		101	1,400					
				Total												Total		355,600		Total		337,300		Total
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) 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										
0001																								
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-24-677	10-16-2024	91	INSULATION		3,700		0						06-10-2024			334	15	PERMIT VISIT						
B-24-303	05-20-2024	91	INSULATION		3,700		0						03-21-2024			334	2	MEASURED						
B-24-178	04-01-2024	17	DECK		16,000	06-10-2024	100						06-16-2022			334	15	PERMIT VISIT						
B-24-81	02-09-2024	63	REINSTALL SOLA		3,570	03-21-2024	100	03-27-2024	REMOVE & REINST				06-24-2020			334	15	PERMIT VISIT						
B-23-709	10-04-2023	12	REROOF		4,500	03-21-2024	100	03-21-2024	GARAGE				05-22-2018			400	15	PERMIT VISIT						
202103430	12-21-2021	4	ADDITION		3,800	06-16-2022	100	06-16-2022	BTH IN BSMNT-ASS				05-27-2016			317	15	PERMIT VISIT						
202103127	11-02-2021	9	ALTERATION		325	06-16-2022	100	01-25-2022	LOAD BEARING WA				05-10-2013			105	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	RC				32,000	SF	3.83	1.000	5	LAND	0.90	MA	1.00	CLOC		0		1.000	3.45	110,400		
Total Card Land Units							0.73	AC	Parcel Total Land Area: 0.73							Total Land Value							110,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	2	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	141.08	
Interior Floor 2	3	HARDWOOD	RCN	372,613	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1970	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	260,800	
FBM Sqft	650		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	1		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
19	PATIO			L	160	8.00	1988	60	0.00	AV	A	1.00	800
SHW	Solar Hot Wa			B	1	1.00	1990	70	1.00	AV	A	1.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	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	1,008		32.35	32,612
FFL	1ST FLOOR	1,008	1,008		161.44	162,736
GAR	GARAGE	0	484		64.71	31,320
OPF	OPEN PORCH	0	60		16.14	969
SFL	2ND FLOOR	821	821		161.44	132,546
WDK	WOOD DECK	0	384		32.37	12,431
Ttl Gross Liv / Lease Area		1,829	3,765			372,613

