

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
GERACI PAULINE L TR 36 WATERMAN AV EAST LONGMEADOW MA 01028 GIS ID F_378042_2853047 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	274200				274,200											
												RES LAND		101	109000				109,000											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	25200				25,200											
SUPPLEMENTAL DATA																														
Alt Prcl ID						Received																								
SP Permit						NIA																								
Chapter Land						Field 8																								
OC Dates						Field 9																								
In+Ex FY						Field 10																								
						Assoc Pid#																								
Total										408,400		408,400																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
GERACI PAULINE L TR GERACI JOHN LANGONE,FRANK LANGONE FRANK, PETTI DOMINICK HEIRS +				25310	0293	02-02-2024	U	I	100		1A	2025		101	244,000	2024	101	225,900	2023	101	210,200									
				14329	0031	07-07-2004	U	V	82,000		1			101	109,000	2023	101	99,100												
				08974	0103	10-20-1994	U	V	100		1A			101	25,200	2023	101	21,300												
				08404	0394	05-03-1993	U	V	1		1																			
				02189	0286	07-31-1952	U	I	0			Total	378,200	Total	360,100	Total	330,600													
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 VALUE SUMMARY														
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		
372		11-13-2006		2		DWELLING		158,000								SEE NOTES		04-08-2025						334		3		MEAS+INSPCTD		
																		12-01-2021						334		2		MEASURED		
																		03-09-2012						317		16		FIELDREV CHG		
																		11-09-2007						317		14		INSPECTED		
																		12-21-2006						311		15		PERMIT VISIT		
																		12-21-2006						311		2		MEASURED		
																		06-27-1980						500		14		INSPECTED		
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				6,000		SF	18.16	1.000	5	LAND	1.00	MA	1.00			0			1.000		18.16		109,000			
Total Card Land Units								0.14		AC	Parcel Total Land Area: 0.14				Total Land Value														109,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	
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	162.53	
Interior Floor 2	4	CARPET	RCN	304,637	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	274,200	
FBM Sqft	591		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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
04	GARAGE/L			L	660	36.00	2006	70	0.00	GD	V	1.50	24,900
22	WOOD DK			L	24	15.00	2007	70	0.00	GD	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	844		36.66	30,940	
FFL	1ST FLOOR	808	808		183.08	147,925	
HST	HALF STORY	156	312		91.54	28,560	
OPF	OPEN PORCH	0	108		18.65	2,014	
SFL	2ND FLOOR	520	520		183.08	95,199	
Ttl Gross Liv / Lease Area		1,484	2,592			304,637	

