

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
TESINI KAREN N 71 BRADWAY RD MONSON MA 01057												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	164700		164,700								
												RES LAND		101	110800		110,800								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600								
				SUPPLEMENTAL DATA								Total		276,100		276,100									
GIS ID F_376562_2853022				Mailed				Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
TESINI KAREN N				26007 0028		08-29-2025		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
TESINI GARY J				06215 0156		09-05-1986		U		I		70,000				2025	101	149,500	2024	101	125,400	2023	101	115,100	
TESINI IREN				02626 0072		08-22-1958		U		I		0					101	110,800		101	110,800		101	100,700	
																	101	600		101	600		101	400	
				Total										Total		260,900		Total		236,800		Total		216,200	
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															
0001						101				MA															
NOTES																									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	164.88	
Interior Floor 1	3	HARDWOOD	RCN	288,978	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1957	
Heat Type	3	FORCED H/W	Effective Year Built	1982	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	43	
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	164,700	
Extra Kitchen St	N	NONE	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	1		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
19	PATIO			L	100	8.00	1989	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,192		36.11	43,039	
FFL	1ST FLOOR	1,192	1,192		180.84	215,558	
GAR	GARAGE	0	384		72.52	27,849	
OFP	OPEN PORCH	0	28		19.38	543	
PAT	PATIO	0	224		8.88	1,989	
Ttl Gross Liv / Lease Area		1,192	3,020			288,978	

