

Property Location		194 VINELAND AV		Map ID		3B/ 89/ C/ /		Bldg Name		State Use 101	
Vision ID		3350		Account #		3404		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/20/2025 10:35:02	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
YACOVONE MICHAEL J YACOVONE DEBORAH K 194 VINELAND AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	197600	197,600				
						RES LAND	101	111900	111,900				
						RESIDNTL.	101	500	500				
		SUPPLEMENTAL DATA				Total				310,000	310,000		
GIS ID		F_376648_2852436		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
YACOVONE MICHAEL J YACOVONE MICHAEL J SANTANELLO PAULINE L,LIFE ESTATE & SANTANIELLO THOMAS S,		20955	0136	11-17-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14850	0220	02-18-2005	U	I	190,000	1	2025	101	179,200	2024	101	159,500	2023	101	145,700
		10629	0568	01-29-1999	U	I	1	1A		101	111,900		101	111,900		101	101,800
		02698	0174	08-31-1959	U	I	0			101	500		101	500		101	300
		Total								Total	291,600	Total	271,900	Total	247,800		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	YEAR	Amount					Comm Int
Total												

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001		101	MA

NOTES			
PARCEL 3B-90-474 ADDED PER DEED 1/29/99 BOOK 10629 PG 568			

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-25-52	01-30-2025	91	INSULATION	4,000		0			03-20-2024			334	3	MEAS+INSPCTD
201901477	04-25-2019	25	WINDOWS	15,307	06-03-2019	100	06-03-2019	INC ENTRY DOOR	06-03-2019			400	15	PERMIT VISIT
201302766	09-25-2013	25	WINDOWS	3,329	04-25-2014	100	04-25-2014		04-25-2014			317	15	PERMIT VISIT
									05-18-2006			311	3	MEAS+INSPCTD
									07-10-1992			131	14	INSPECTED
									05-06-1992			107	22	MAILER SENT
									09-04-1990			131	2	MEASURED

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				12,311 SF	9.09	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.09	111,900		
Total Card Land Units							0.28	AC	Parcel Total Land Area: 0.28							Total Land Value							111,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		156.65
Interior Floor 1	4	CARPET	RCN		313,719
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1959
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		197,600
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	0		Cost to Cure Ovr Comment		
WS Flues	0				

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	96	12.00	1970	50	0.00	FR	F	0.90	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		33.97	31,797	
FFL	1ST FLOOR	936	936		170.04	159,155	
PAT	PATIO	0	400		8.50	3,401	
TQS	3/4 STORY	702	936		127.53	119,366	
Ttl Gross Liv / Lease Area		1,638	3,208			313,719	

