

State Use 101
Print Date 11/20/2025 10:53:24

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
FRISINO JERRY J JR FRISINO DIANE M 11 PECOUSIC DR EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		393600		393,600																									
												RES LAND		101		114000		114,000																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		17500		17,500																									
				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#																																			
GIS ID F_375240_2852095												Total		525,100		525,100																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
FRISINO JERRY J JR MURPHY ASSELIN HILL				06966 0153		09-16-1988		U		I		222,500		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				06966 0151		09-16-1988		U		V		60,000				2025		101		359,400		2024		101		337,900		2023		101		315,800											
				06585 0341		08-06-1987		U		I		1				101		114,000		101		114,000		101		102,700																	
				00000 0000				U				0				101		17,500		101		17,500		101		17,000																	
																Total		490,900		Total		469,400		Total		435,500																	
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 393,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,500 Appraised Land Value (Bldg) 114,000 Special Land Value 0 Total Appraised Parcel Value 525,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 525,100																									
Nbhd				Nbhd Name				Tracing				Batch																															
0001								101				NA																															
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-23-101		02-15-2023		62		SOLAR		45,405		05-09-2023		100		03-17-2023		POOL SFR DEMOLITON DEMO HSE		04-04-2025						334		3		MEAS+INSPCTD															
61		04-01-1990		MN		Manual Note		15,723										05-09-2023						425		15		PERMIT VISIT															
171		06-01-1988		MN		Manual Note		150,000										03-22-2018						333		2		MEASURED															
72A		04-01-1988		MN		Manual Note												04-22-2004						316		14		INSPECTED															
72		04-01-1988		MN		Manual Note												04-05-2004						311		1		LEFT NOTICE															
																		01-08-1991						107		15		PERMIT VISIT															
																		08-21-1990						131		3		MEAS+INSPCTD															
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		RB								29,018		SF		4.16		1.050		6		LAND		0.90		NA		1.00		TOP2		0				1.000		3.93		114,000	
Total Card Land Units														0.67		AC		Parcel Total Land Area: 0.67										Total Land Value										114,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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	137.55	
Interior Floor 2			RCN	498,263	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1988	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	21	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St	N	NONE	RCNLD	393,600	
FBM Sqft	1678		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1990	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	160	12.00	2001	70	0.00	GD	A	1.00	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	79	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	2,098		34.93	73,274
FFL	1ST FLOOR	2,098	2,098		174.46	366,021
GAR	GARAGE	0	528		69.72	36,811
PAT	PATIO	0	255		8.89	2,268
WDK	WOOD DECK	0	570		34.89	19,889
Ttl Gross Liv / Lease Area		2,098	5,549			498,263

