

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION				
SISTO LOMBARDI # 64 ITALIAN AME 213 VINELAND AVE EAST LONGMEADOW MA 01028					1	TYPCL					Description		Code	Appraised		Assessed								
											EXEMPT	954	154,900		154,900									
											EXM LAND	954	153,700		153,700									
											EXEMPT	954	15,200		15,200									
SUPPLEMENTAL DATA										Total		323,800		323,800										
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376452_2852111						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
SISTO LOMBARDI # 64 ITALIAN AMERICAN				03279 0001		08-10-1967		U	I	0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
													2025	954	139,800	2024	954	130,400	2023	954	119,100			
														954	153,700		954	153,700		954	139,300			
														954	13,700		954	13,700		954	11,200			
Total												307,200		Total		297,800		Total		269,600				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		Number	Amount												Comm Int		
Total				0.00																				
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 154,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,200 Appraised Land Value (Bldg) 153,700 Special Land Value 0 Total Appraised Parcel Value 323,800 Valuation Method C Total Appraised Parcel Value 323,800												
Nbhd		Nbhd Name		B		Tracing		Batch																
0001						954		BA																
NOTES																								
SISTO LOMBARDI POST #64 CONDTION FACTOR IS 200 - LOT 584-589, 597-602, CLAUSE 5																								
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments		Date		Id	Type	Is	Cd	Purpose/Result		
																07-08-2020		400			14	INSPECTED		
																06-04-2004		303			2	MEASURED		
																07-14-1992		131			14	INSPECTED		
																04-01-1992		107			2	MEASURED		
																09-10-1990		131			2	MEASURED		
																03-20-1981		500			3	MEAS+INSPCTD		
LAND LINE VALUATION SECTION																								
B	Use Code	Description		Zone	Land Type		Land Units		Unit Price		I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value		
1	954	CHAR-FRATER		RC	SITE		36,000 SF		3.88		1.10000	C	1.00	CA	1.000					0		153,700		
Total Card Land Units							0.83 AC		Parcel Total Land Area: 0.83							Total Land Value							153,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	69	LODGE			
Model	94	COMMERCIAL			
Grade	C-	AVG. (-)			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	8	BRICK VENR			
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	2	PLASTER			
Interior Wall 2					
Interior Floor 1	3	HARDWOOD			
Interior Floor 2					
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	0				
FBM Sqft					
Bldg Use	954	CHAR-FRATERN			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	5				
Extra Fixtures	2				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
954	CHAR-FRATERN	100
		0
		0

COST / MARKET VALUATION		
RCN		281,672
Year Built		1930
Effective Year Built		1990
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		10
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		55
Cns Sect Rcnd		154,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
77	LITE-SIN	L	3	690.00	1980	AV	60	A	1.00	1,200
85	PAVING	L	10,000	2.00	1960	AV	60	A	1.00	12,000
40	LEAN-TO	L	512	8.00	1960	FR	50	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	920		15.22	14,000	
FFP	ENCL PORCH	0	52		23.41	1,217	
FFL	1ST FLOOR	3,450	3,450		76.09	262,498	
OPF	OPEN PORCH	0	24		6.34	152	
STG	STORAGE	0	126		30.19	3,804	
Ttl Gross Liv / Lease Area		3,450	4,572			281,671	

