

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
CIPRIANI ANTHONY A 100 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385233_2851131												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	227600		227,600																	
												RES LAND		101	136800		136,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800																	
				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#																										
												Total		365,200		365,200																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
CIPRIANI ANTHONY A PETRIE RUTH N,				18936 02668		0472 0412		09-30-2011 04-06-1959		U U		I I		198,150 0		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
																		2025		101	206,600	2024	101	190,900	2023	101	175,200							
																				101		136,800		101	136,800	101	124,300							
																				101		800		101	800	500								
																Total		344,200		Total		328,500		Total		300,000								
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				MG																						
NOTES																																		
3/4 BATH IN BMT																Appraised BLDG. Value (Card)								227,600										
																Appraised Xf (B) Value (Bldg)								0										
																Appraised Ob (B) Value (Bldg)								800										
																Appraised Land Value (Bldg)								136,800										
																Special Land Value								0										
																Total Appraised Parcel Value								365,200										
																Valuation Method								C										
																Adjustment																		
																Net Total Appraised Parcel Value								365,200										
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										
202102205		06-24-2021		12	REROOF		13,400		06-13-2022		100		06-13-2022		KITCHEN REMODE ADD BATH		05-22-2015					317	14	INSPECTED										
201500072		01-12-2015		7	REMODEL		37,500		04-06-2015		100		05-22-2015				04-06-2015					317	15	PERMIT VISIT										
282		01-01-1986		MN	Manual Note												12-09-2011					317	3	MEAS+INSPCTD										
																	09-04-2009					375	3	MEAS+INSPCTD										
																	06-18-2002					274	3	MEAS+INSPCTD										
																	02-27-1992					170	3	MEAS+INSPCTD										
															12-10-1980		500	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		RA				16,667	SF	6.84		1.200	7	LAND	1.00	MG	1.00				0			1.000	8.21	136,800								
																Total Card Land Units				0.38	AC	Parcel Total Land Area: 0.38				Total Land Value								136,800

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		
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	Percentage
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	4	CARPET	Adj Base Rate	147.97	
Interior Floor 2			RCN	325,102	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	227,600	
FBM Sqft	755		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR			L	96	12.00	1990	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,259		32.58	41,024	
EFP	ENCL PORCH	0	363		81.62	29,629	
FFL	1ST FLOOR	1,259	1,259		162.80	204,959	
GAR	GARAGE	0	480		65.12	31,257	
OPF	OPEN PORCH	0	60		16.28	977	
WDK	WOOD DECK	0	532		32.44	17,256	
Ttl Gross Liv / Lease Area		1,259	3,953			325,102	

