

State Use 101
Print Date 11/17/2025 9:15:58 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
VILLAMAINO ANDREW J VILLAMAINO MELISSA A 61 BAYMOR DR EAST LONGMEADOW MA 01028 GIS ID F_378397_2851035				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		235400		235,400															
												RES LAND		101		111400		111,400															
												RESIDNTL.		101		6100		6,100															
				SUPPLEMENTAL DATA																													
Alt Prcl ID				Received																													
SP Permit				NIA																													
Chapter Land				Field 8																													
OC Dates				Field 9																													
In+Ex FY				Field 10																													
Mailed				Assoc Pid#																													
										Total		352,900		352,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
VILLAMAINO ANDREW J PARSONS CHARLES D, CAMP ROBERT D JR + CLARICE C, CAMP ROBERT D JR + CLARICE C, CAMP ROBERT D JR +				18900 0178		08-31-2011		U		I		232,000		1A 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				10947 0526		09-30-1999		U		I		170,000				2025		101		214,000		2024		101		196,500		2023		101		180,600	
				10947 0524		09-30-1999		U		I		100				101		111,400		101		111,400		101		101,300							
				09728 0044		12-30-1996		U		I		1				101		6,100		101		6,100		101		4,200							
				02898 0359		08-20-1962		U		I		0																					
										Total		331,500		Total		314,000		Total		286,100													
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										Appraised BLDG. Value (Card) 235,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,100 Appraised Land Value (Bldg) 111,400 Special Land Value 0 Total Appraised Parcel Value 352,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 352,900																							
Nbhd		Nbhd Name				Tracing		Batch																									
0001						101		MA																									
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-24-239		04-22-2024		17		DECK		1,000		06-12-2024		100		12-29-2022		EXPANSION		06-20-2024						334		15		PERMIT VISIT					
202202665		09-15-2022		62		SOLAR		71,000		05-08-2023		100						05-08-2023						425		15		PERMIT VISIT					
202202561		09-15-2022		91		INSULATION		4,178				0						06-01-2017						317		15		PERMIT VISIT					
201601808		06-06-2016		11		POOL		9,000		06-01-2017		100		06-01-2017		ABOVE GRND		03-04-2016						317		2		MEASURED					
																		04-19-2004						317		14		INSPECTED					
																		04-02-2004						250		22		MAILER SENT					
																		03-10-2004						311		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				11,333 SF	9.83	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.83	111,400												
Total Card Land Units															0.26 AC			Parcel Total Land Area: 0.26			Total Land Value					111,400							

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	1		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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	8	PLYWD PANL	Adj Base Rate		153.25	
Interior Floor 1	4	CARPET	RCN		336,265	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1962	
Heat Type	1	FORCED H/A	Effective Year Built		1995	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		235,400	
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	2		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	1985	60	0.00	AV	A	1.00	700
07	POOL A-C	OB	Outbuildi	L	24	69.00	2016	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	400	15.00	2016	70	0.00	GD	A	1.00	4,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	70	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	960		34.16	32,790	
FFL	1ST FLOOR	1,128	1,128		170.78	192,639	
HST	HALF STORY	480	960		85.39	81,974	
WDK	WOOD DECK	0	847		34.08	28,862	
Ttl Gross Liv / Lease Area		1,608	3,895			336,265	

