

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
PIOGGIA NICHOLAS 348 WESTWOOD AV EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		210900		210,900																									
												RES LAND		101		102000		102,000																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		6500		6,500																									
				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_376524_2848545												Total		319,400		319,400																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
PIOGGIA NICHOLAS				25696 0376		12-17-2024		Q		I		349,000		00		Year		Code		Assessed		Year		Code		Assessed																	
CASTRO WILLIAM				25069 0431		07-07-2023		Q		I		300,000		00		2025		101		189,800		2024		101		155,300																	
MURRAY PATRICK M				22233 0337		06-25-2018		Q		I		215,000		00				101		102,000		2023		101		92,800																	
RASCHILLA FRANK				14614 0263		11-04-2004		U		I		147,000		1A				101		6,500				101		5,200																	
RASCHILLA,STEFANIA				12907 0474		01-28-2003		U		I		147,000				Total		298,300		Total		263,200		Total		239,300																	
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																																											
Nbhd				Nbhd Name				Tracing				Batch				APPRAISED VALUE SUMMARY																											
0001								101				MA				Appraised BLDG. Value (Card)																											
																Appraised Xf (B) Value (Bldg)																											
																Appraised Ob (B) Value (Bldg)																											
																Appraised Land Value (Bldg)																											
																Special Land Value																											
																Total Appraised Parcel Value																											
																Valuation Method																											
																Adjustment																											
																Net Total Appraised Parcel Value																											
																319,400																											
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-24-44		03-18-2024		91		INSULATION		6,600				0				15 PANELS - 1/23/2 ADD DORMER TO A 17 PANELS INCLUDES GARAG		06-12-2024						400		15		PERMIT VISIT															
B-23-899		12-27-2023		62		SOLAR		11,421				0						06-07-2024						334		15		PERMIT VISIT															
B-23-847		12-27-2023		4		ADDITION		7,000		06-07-2024		100						06-10-2019						334		3		MEAS+INSPCTD															
B-23-868		12-15-2023		62		SOLAR		26,000		06-12-2024		100						01-24-2024						333		2		MEASURED															
253		07-24-2006		12		REROOF		4,100												03-23-2018						311		15		PERMIT VISIT													
																		12-14-2006						311		15		PERMIT VISIT															
																		06-30-2004						328		16		FIELDREV CHG															
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								15,577		SF		7.28		1.000		5		LAND		1.00		MA		1.00				0 TRF2 0.9				1.000		6.55		102,000	
Total Card Land Units														0.36		AC		Parcel Total Land Area: 0.36				Total Land Value														102,000							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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		163.77
Interior Floor 1	3	HARDWOOD	RCN		301,217
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1959
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		04
Full Baths	2		Year Remodeled		2017
Half Baths	0		Depreciation %		30
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		210,900
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	1		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
03	GARAGE	OB	Outbuildi	L	308	32.00	1965	60	0.00	AV	A	1.00	5,900
02	SHED/FR			L	80	12.00	2020	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	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	912		36.90	33,653
EFP	ENCL PORCH	0	108		92.45	9,985
FFL	1ST FLOOR	912	912		184.91	168,637
HST	HALF STORY	456	912		92.45	84,319
PAT	PATIO	0	494		9.36	4,623
Ttl Gross Liv / Lease Area		1,368	3,338			301,217

