

State Use 101
Print Date 11/24/2025 8:50:13 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
BERARDI GIUSEPPE + EMANUELA 82 PEMBROKE TR EAST LONGMEADOW MA 01028 GIS ID F_381529_2843298												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		600300		600,300																			
												RES LAND		101		156300		156,300																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		20300		20,300																			
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/26/19 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
										Total						776,900		776,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
BERARDI GIUSEPPE + EMANUELA DAVIS JOHN + STEPHEN A DAVIS TR ASM + CO INC				21072		0418		02-23-2016		U		V		160,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				09348		0266		12-27-1995		U		V		745,000		1		2025		101		561,200		2024		101		523,900		2023		101		480,800			
				00000		0000				U				0						101		156,300				101		156,300				101		142,300			
																				101		20,300				101		20,300				101		20,300			
				Total														Total		737,800		Total		700,500		Total		643,400									
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								130				NV																									
NOTES																																					
																		APPROAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										600,300									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										20,300									
																		Appraised Land Value (Bldg)										156,300									
																		Special Land Value										0									
																		Total Appraised Parcel Value										776,900									
Valuation Method										C																											
Adjustment																																					
Net Total Appraised Parcel Value										776,900																											
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									
202002115		07-20-2020		11		POOL		25,000		05-18-2022		100		05-18-2022		20x40 INGROUND		05-18-2022		01				400		15		PERMIT VISIT									
201802631		08-16-2018		2		DWELLING		300,000		05-28-2019		100		05-28-2019		3652sf		07-06-2021						334		15		PERMIT VISIT									
																		11-08-2019						400		25		OC VISIT									
																		05-28-2019						334		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		RAA				40,000		SF	3.12	1.250	9	1.00	NV	1.00						1.000	3.9	156,000													
1	101	ONE FAM		RAA				0.040		AC	7,000.00	1.000	0	1.00	NV	1.00						1.000	7,000	300													
Total Card Land Units								0.96		AC	Parcel Total Land Area: 0.96								Total Land Value								156,300										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	Percentage
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		113.81
Interior Floor 2	6	CERAMIC TL	RCN		618,844
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2018
AC Type	03	FULL	Effective Year Built		2022
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	5		Depreciation %		3
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition		97
Extra Kitchen St			RCNLD		600,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2020	70	0.00	GD	G	1.25	20,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,175		31.92	69,416	
BNT	BSMT ENTRY	0	42		7.60	319	
FFL	1ST FLOOR	2,175	2,175		159.58	347,082	
GAR	GARAGE	0	888		63.80	56,650	
PAT	PATIO	0	714		8.05	5,745	
SFL	2ND FLOOR	875	875		159.58	139,631	
Ttl Gross Liv / Lease Area		3,050	6,869			618,844	

