

Property Location: 174 GATES AV
Vision ID: 168

Account #172

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/14/2017 14:32

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION							
TRINCERI MICHAEL A TRINCERI KAREN L 174 GATES AV EAST LONGMEADOW, MA 01028 Additional Owners:													Description		Code						Appraised Value		Assessed Value	
													RESIDENTL.		101						256,300		256,300	
													RES LAND		101						87,500		87,500	
													RESIDENTL.		101						21,200		21,200	
SUPPLEMENTAL DATA																								
Other ID:					Received																			
SP Permit					Field 7																			
Chapter Land					Field 8																			
OC Dates					Field 9																			
In+Ex FY					Field 10																			
Mailed																								
GIS ID: F_378873_2856686					ASSOC PID#																			
Total													365,000				365,000							

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
TRINCERI MICHAEL A TRINCERI ROBERT J + DENISE A CO TR TRINCERI ROBERT J,				20055/ 393		10/11/2013		U	1	250,000		1A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
				19554/ 534		11/20/2012		U	1	1		A	2017	101	243,900		2016	101	241,400		2015	101	241,400		
				05787/ 0331		04/02/1985		U	1	0		A	2017	101	85,500		2016	101	83,000		2015	101	83,000		
														2017	101	21,200		2016	101	21,200		2015	101	21,200	
														Total:		350,600		Total:		345,600		Total:		345,600	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)256,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)21,200 Appraised Land Value (Bldg)87,500 Special Land Value0 Total Appraised Parcel Value365,000 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value365,000											
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.	
Total:																							
ASSESSING NEIGHBORHOOD																							
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch												
0001/A								101			MA												

NOTES											
UPDATED FY15 PER SALES QUESTIONAIRE											

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	
201401641 342		05/19/2014 11/01/1987		62 MN	SOLAR Manual Note			44,625 2,000		03/20/2015		0 0			CANCELLED 4/2016 ALTERATNS		04/15/2016 03/20/2015 04/12/2004 04/05/2004 03/24/2004			317 317 317 AO 316	15 15 14 22 2	PERMIT VISIT PERMIT VISIT INSPECTED MAILER SENT MEASURED	

LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing				S Adj Fact	Adj. Unit Price	Land Value			
1	101	ONE FAM			RC				25,000		3.50	1.0000	5	1.0000	1.00	MA	1.00							1.00	3.50	87,500			
Total Card Land Units:										0.57	AC	Parcel Total Land Area:					0.57	AC	Total Land Value:										87,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft	1113		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	2		SOFTWOOD	Adj. Base Rate:		85.57	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W				
AC Type	03		FULL				
Bedrooms	3			Replace Cost	287,932		
Full Baths	3			AYB	1984		
Half Baths	2			EYB	2006		
Extra Fixtures	1			Dep Code	VG		
Total Rooms	9			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %	11		
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	89		
WS Flues				Apprais Val	256,300		
FBM Quality	1			Dep % Ovr	0		
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	800	29.00	1985	G		GD	70	20,300
02	SHED/FR			L	192	7.48	1989	A		AV	60	900
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	2006		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,391		17.10	23,788	
FFL	1ST FLOOR	1,376	1,376		85.57	117,740	
GAR	GARAGE	0	820		34.23	28,066	
HST	HALF STORY	410	820		42.78	35,082	
OFP	OPEN PORCH	0	60		8.56	513	
PAT	PATIO	0	248		4.14	1,027	
TQS	3/4 STORY	820	1,093		64.19	70,165	
UTQ	UNFIN TQS	0	273		38.55	10,525	
WDK	WOOD DECK	0	88		11.67	1,027	
Ttl. Gross Liv/Lease Area:		2,606	6,169	3,365		287,932	

