

State Use 101
Print Date 12/18/2019 9:03:31 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
TRINCERI JOHN P LE TRINCERI KATHLEEN A LE 184 GATES AV EAST LONGMEADOW MA 01028 GIS ID F_378856_2856810												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		266600		266,600																									
												RES LAND		101		90000		90,000																									
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		400		400																									
				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		357,000		357,000																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
TRINCERI JOHN P LE TRINCERI JOHN P TRINCERI JOHN P ,				22225 5787 0000		0229 0330 0000		06-20-2018 03-29-1985		U U U		I I		100 100 0		1A 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
																		2019		101		259,300		2018		101		255,600		2017		101		236,600									
																				101		87,500				101		87,500				101		85,500									
																				101		400				101		400				101		400									
Total		347200		Total		343500		Total		322500																																	
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		0.00																																									
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 266,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 90,000 Special Land Value 0 Total Appraised Parcel Value 357,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 357,000																									
Nbhd				Nbhd Name				B				Tracing				Batch																											
0001												101				MA																											
NOTES																																											
CATHEDRAL CEILINGS																																											
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															
51		01-01-1985		MN		Manual Note										SFR		10-21-2016						317		2		MEASURED															
																		05-28-2004						319		14		INSPECTED															
																		03-25-2004						316		2		MEASURED															
																		07-23-1992						131		14		INSPECTED															
																		04-01-1992						107		22		MAILER SENT															
																		09-26-1990						131		2		MEASURED															
																		03-27-1981						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		RC								25,000		SF		3.60		1.000		5		LAND		1.00		MA		1.00				0				1.000		3.60		90,000	
Total Card Land Units														0.574		AC		Parcel Total Land Area: 0.5739										Total Land Value										90,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
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			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		70.98
Interior Floor 1	2	SOFTWOOD	RCN		313,659
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1985
Heat Type	3	FORCED H/W	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		85
Extra Kitchens	0		RCNLD		266,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	7.48	1989	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,608		16.45	26,446	
FFL	1ST FLOOR	2,364	2,364		82.13	194,158	
GAR	GARAGE	0	504		32.92	16,591	
HST	HALF STORY	804	1,608		41.07	66,033	
OPF	OPEN PORCH	0	128		8.34	1,068	
WDK	WOOD DECK	0	817		11.46	9,363	
Ttl Gross Liv / Lease Area		3,168	7,029	3,819		313,659	

