

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TROSKY KEVIN J 48 VAN DYKE RD EAST LONGMEADOW MA 01028 GIS ID F_374805_2855468 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	60900		60,900												
												RES LAND		101	50500		50,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2800		2,800												
				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						114,200		114,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TROSKY KEVIN J CHINICHE,GABRIELLE O`LEARY,JAMES W HEIRS & DEV OF VISNEAU LILLIAN H HEIRS +,				18297 0002		05-04-2010		U		I		130,000		1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				17708 0238		03-25-2009		U		I		93,777				2019		101	59,600	2018		101	55,000	2017		101	55,700		
				10764 0142		05-13-1999		U		I		64,900						101	49,000			101	49,000			101	46,500		
				01720 0174		08-14-1941		U		I		0						101	2,800			101	2,800			101	2,800		
																		Total		111400	Total		106800	Total		105000			
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																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MF																					
NOTES																													
												Appraised BLDG. Value (Card)										60,900							
												Appraised Xf (B) Value (Bldg)										0							
												Appraised Ob (B) Value (Bldg)										2,800							
												Appraised Land Value (Bldg)										50,500							
												Special Land Value										0							
												Total Appraised Parcel Value										114,200							
												Valuation Method										C							
												Adjustment																	
												Net Total Appraised Parcel Value										114,200							
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	
201800126		01-16-2018		25		WINDOWS		1,148		05-22-2018		100		05-22-2018		NVC		05-22-2018						400		15		PERMIT VISIT	
																		02-04-2011						317		16		FIELDREV CHG	
																		05-01-2004						319		14		INSPECTED	
																		04-12-2004						250		22		MAILER SENT	
																		04-09-2004						316		2		MEASURED	
																		06-26-1990						131		3		MEAS+INSPCTD	
																		06-25-1990						131		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				4,000	SF	16.60	0.760	3	LAND	1.00	MF	1.00					0			1.000	12.62	50,500			
Total Card Land Units								0.092	AC	Parcel Total Land Area: 0.0918								Total Land Value										50,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	99.72	
Interior Floor 2	5	LINO/VINYL	RCN	117,115	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1923	
AC Type	01	NONE	Effective Year Built	1970	
Bedrooms	2		Depreciation Code	FA	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	48	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	52	
Extra Kitchen St			RCNLD	60,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	220	28.18	1930	50	0.00	FR	F	0.90	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	560		22.99	12,872	
EFB	ENCL PORCH	0	130		34.48	4,482	
FFL	1ST FLOOR	580	580		114.93	66,660	
HST	HALF STORY	280	560		57.47	32,181	
WDK	WOOD DECK	0	56		16.42	919	
Ttl Gross Liv / Lease Area		860	1,886	1,019		117,115	

