

Property Location		80 CHESTNUT ST		Map ID		40/ 55/ 0/ /		Bldg Name		State Use 101		Vision ID		3522		Account #		3578		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 12/19/2019 10:39:44											
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
TROVATO SECONDINA LE TROVATO VINCENZO 80 CHESTNUT ST EAST LONGMEADOW MA 01028 GIS ID F_383034_2846393				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
												RESIDNTL.		101		153400		153,400																									
												RES LAND		101		88300		88,300																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400																									
				SUPPLEMENTAL DATA										Total										242,100		242,100																	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
TROVATO SECONDINA LE TROVATO,SECONDINA LIFE ESTATE TROVATO GIOVANNI +				18207 0269		03-04-2010		U I				121,500		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				08948 0579		09-23-1994		U I				1		1A		2019		101		147,700		2018		101		139,100		2017		101		139,000											
				04027 0030		08-20-1974		U I				0						101		85,900				101		85,900				101		83,900											
																		101		400				101		400				101		400											
Total																		234000		Total		225400		Total		223300																	
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 VALUE SUMMARY																									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										153,400																							
0001						101		MA		Appraised Xf (B) Value (Bldg)										0																							
										Appraised Ob (B) Value (Bldg)										400																							
										Appraised Land Value (Bldg)										88,300																							
										Special Land Value										0																							
										Total Appraised Parcel Value										242,100																							
										Valuation Method										C																							
										Adjustment																																	
										Net Total Appraised Parcel Value										242,100																							
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															
138		06-10-1996		MN		Manual Note		1,400								SHED		07-11-2019				1		334		3		MEAS+INSPCTD															
																		11-22-2011						316		3		MEAS+INSPCTD															
																		11-07-2002						274		3		MEAS+INSPCTD															
																		12-18-1996						107		15		PERMIT VISIT															
																		02-19-1992						170		3		MEAS+INSPCTD															
																		10-01-1980						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		RA								40,000 SF		2.39		1.000		5		LAND		1.00		MA		1.00		TOP2		0		TRF2		0.9		1.000		2.15		86,000	
1		101		ONE FAM		RA								0.370 AC		7,000.00		1.000		0				0.90		MA		1.00				0				1.000		6,300.00		2,300			
Total Card Land Units														1.288		AC		Parcel Total Land Area:				1.2883				Total Land Value										88,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	6	CERAMIC TILE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	99.56	
Interior Floor 2			RCN	207,289	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	153,400	
FBM Sqft	806		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	96	7.48	1996	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,242	1,242		134.25	166,744	
LLV	LOWR LEVEL	0	1,152		33.56	38,665	
PAT	PATIO	0	276		6.81	1,880	
Ttl Gross Liv / Lease Area		1,242	2,670	1,544		207,289	

