Property Location 48 HILLSIDE DR | Map ID 49/ 74/ 18/ / | Bldg Name | State Use 101
Vision ID 3973 | Account # 4039 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 12:02:12

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
LATSKO THOMAS W JR				
LATSKO ELIZABETH ANN CARON	TOPO WET	EASEMENT	TRAFFIC	CORNER
48 HILLSIDE DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit HO:HO	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_385105_2852215

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	175000	175,000
RES LAND	101	105000	105,000
RESIDNTL.	101	1000	1,000
	Total	281,000	281,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LATSKO THOMAS W JR	09987	0583	09-08-1997	U	I	1	1A
LATSKO THOMAS W +	07557	0506	09-28-1990	U	I	123,450	
COOLEY IDA J	03131	0696	08-10-1965	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	171,000	2018	101	159,000	2017	101	156,400
	101	101,800		101	101,800		101	99,900
	101	1,000		101	1,000		101	1,000
	Total	273800		Total	261800		Total	257300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	175,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	105,000
Special Land Value	0
Total Appraised Parcel Value	281,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	281,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201902603	08-06-2019	62	SOLAR	48,000		0		
114	05-07-2007	21	SIDING	11,900				
84	04-20-2007	12	REROOF	6,650				
2	01-05-2005	34	FIREPLACE	2,000				REPLACE EXISTIN
37	03-25-2003	7	REMODEL	25,000				OC 1/13/2004
40	03-24-1997	MN	Manual Note	42,000				ADDTN

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-18-2019			334	2	MEASURED
10-02-2009			375	2	MEASURED
03-13-2008			350	15	PERMIT VISIT
01-23-2006			311	15	PERMIT VISIT
02-06-2004			311	15	PERMIT VISIT
07-02-2002			274	2	MEASURED
01-20-1998			200	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	RA				19,063	SF	4.63	1.190	7	LAND	1.00	MG	1.00			0			1.000	5.51	105,000
Total Card Land Units							0.438	AC	Parcel Total Land Area:			0.4376									Total Land Value		105,000

Property Location	48 HILLSIDE DR		Map ID	49/ 74/ 18/ /		Bldg Name	State Use 101
Vision ID 3973		Account # 4039		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/19/2019 12:02:13

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	947	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

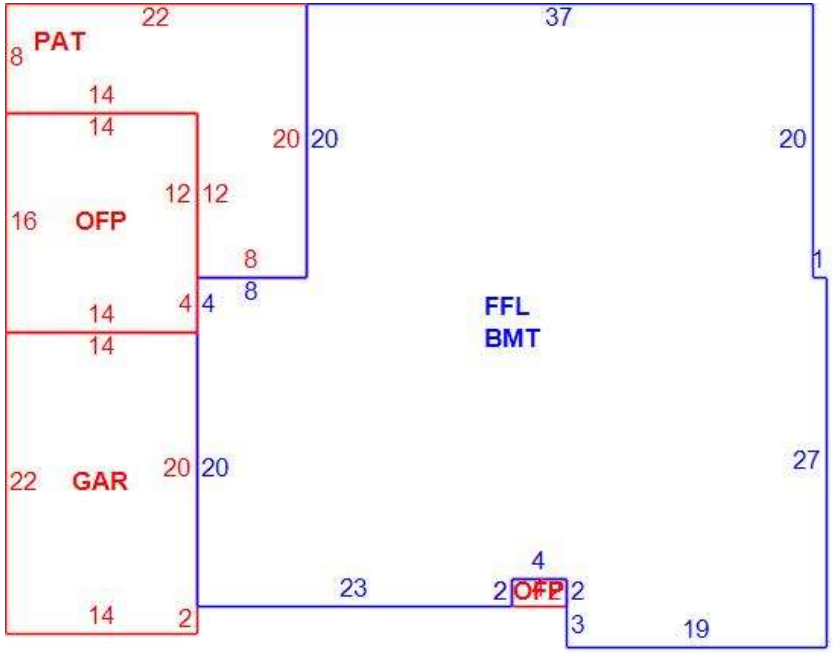
Element	Cd	Description
Basement Floor		
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	82.86
RCN	250,060
Net Other Adj	
Year Built	1958
Effective Year Built	1988
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	175,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	160	7.48	2001	70	0.00	GD	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,893		20.59	38,969
FFL	1ST FLOOR	1,893	1,893		102.82	194,640
GAR	GARAGE	0	308		41.06	12,647
OFP	OPEN PORCH	0	232		10.19	2,365
PAT	PATIO	0	272		5.29	1,439
	Ttl Gross Liv / Lease Area	1,893	4,598	2,432		250,060