

State Use 101
Print Date 12/19/2019 3:42:17 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
TRANGHESE DONALD J TRANGHESE DAPHNE A 15 FAIRHAVEN DR EAST LONGMEADOW MA 01028 GIS ID F_376447_2847983												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	122500		122,500																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	87500		87,500																		
												RESIDNTL.		101	1400		1,400																		
				SUPPLEMENTAL DATA												Total		211,400		211,400															
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)																			
TRANGHESE DONALD J TRANGHESE DONALD J TRANGHESE DONALD J, ALDEN DORIS F,				36792 LC		04-11-2016		U		I		0		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				35442 LC		12-19-2012		U		I		6,000		1A		2019		101	119,200	2018		101	110,400	2017		101	111,000								
				LC-30 0		03-15-2002		U		I		125,000						101	84,900			101	84,900			101	83,000								
				LC00 0		05-10-1971		U		I		0						101	1,400			101	1,400			101	200								
				Total		0.00												Total	205500	Total		196700	Total		194200										
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		MA																											
NOTES																																			
																APPRaised VALUE SUMMARY																			
																Appraised BLDG. Value (Card)										122,500									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										1,400									
																Appraised Land Value (Bldg)										87,500									
																Special Land Value										0									
																Total Appraised Parcel Value										211,400									
																Valuation Method										C									
																Adjustment																			
																Net Total Appraised Parcel Value										211,400									
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							
201601827 302		06-03-2016 10-01-1992		11 MN		POOL Manual Note		5,741 18,000		03-16-2017		100		03-16-2017		ABOVE GRND ADDITION		03-16-2017 09-09-2010 03-30-2004 01-17-1994 03-01-1993 04-13-1992 04-01-1992						317 316 311 105 131 131 107		15 2 1 16 15 14 22		PERMIT VISIT MEASURED LEFT NOTICE FIELDREV CHG PERMIT VISIT INSPECTED MAILER SENT							
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		RB				17,286	SF	5.06	1.000	5	LAND	1.00	MA	1.00				0			1.000		5.06		87,500								
Total Card Land Units								0.397 AC		Parcel Total Land Area: 0.3968								Total Land Value										87,500							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	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	20	COMP CLAP	Code	Description	Percentage
Exterior Wall 2			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		90.76
Interior Floor 1	3	HARDWOOD	RCN		214,839
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1962
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		122,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1039		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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	48	7.48	1962	50	0.00	FR	F	0.90	200
07	POOLA-C	OB	Outbuildi	L	24	69.00	2016	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,385		21.52	29,800	
FFL	1ST FLOOR	1,563	1,563		107.58	168,149	
GAR	GARAGE	0	294		43.18	12,695	
OFP	OPEN PORCH	0	60		10.76	645	
PAT	PATIO	0	48		4.48	215	
WDK	WOOD DECK	0	222		15.02	3,335	
Ttl Gross Liv / Lease Area		1,563	3,572	1,997		214,839	

