

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TRANGHESE JOHN A NATLE MICHELE M 95 HAMPDEN ROAD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	135500		135,500												
												RES LAND		101	102500		102,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	22200		22,200												
				SUPPLEMENTAL DATA										260,200		260,200													
GIS ID F_389703_2846027				Mailed				Assoc Pid#				Total		260,200		260,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TRANGHESE JOHN A				05168 0091		09-25-1981		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
																2019	101	131,800	2018	101	129,200	2017	101	126,900					
																	101	99,700		101	99,700		101	97,700					
																	101	22,200		101	24,900		101	24,900					
		Total		253700		Total		253800		Total		249500																	
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		MG																					
NOTES																		APPRAISED VALUE SUMMARY											
																		Appraised BLDG. Value (Card)				135,500							
																		Appraised Xf (B) Value (Bldg)				0							
																		Appraised Ob (B) Value (Bldg)				22,200							
																		Appraised Land Value (Bldg)				102,500							
																		Special Land Value				0							
																		Total Appraised Parcel Value				260,200							
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value														260,200															
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	
201901581		04-26-2019		91		INSULATION		2,300				0				AG POOL GARAGE		04-12-2018						333		4		INFO AT DOOR	
164		07-01-1990		MN		Manual Note		2,000										12-05-2007						250		P1		PHONE MESSAG	
77		04-01-1990		MN		Manual Note		15,000										05-17-2007						311		2		MEASURED	
																		05-11-2000						250		22		MAILER SENT	
																		05-09-2000						247		2		MEASURED	
																		07-01-1992						190		1		LEFT NOTICE	
																01-09-1991						105		15		PERMIT VISIT			
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	1.190	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	2.56	102,400			
1	101	ONE FAM		RA				0.020	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000.00	100			
Total Card Land Units								0.938	AC	Parcel Total Land Area: 0.9383				Total Land Value										102,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		95.08
Interior Floor 1	3	HARDWOOD	RCN		193,620
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1963
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		135,500
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	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	160	7.48	1980	60	0.00	AV	A	1.00	700
04	GARAGE/L			L	1,00	30.48	1990	70	0.00	GD	A	1.00	21,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		22.23	19,207	
FFL	1ST FLOOR	880	880		111.02	97,698	
TQS	3/4 STORY	648	864		83.27	71,941	
WDK	WOOD DECK	0	304		15.70	4,774	
Ttl Gross Liv / Lease Area		1,528	2,912	1,744		193,620	

