

Property Location 172 HAMPDEN RD
Vision ID 5491 Account # 5570

Map ID 77/ 27/ 32/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12/20/2019 9:47:39 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
COLEMAN CHARLES H 172 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_391466_2846869	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed															
					RESIDNTL.	101	62000	62,000															
					RES LAND	101	96500	96,500															
					RESIDNTL.	101	800	800															
SUPPLEMENTAL DATA					Total				159,300	159,300													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
COLEMAN CHARLES H TORCIA MICHAEL A +		08146	0578	08-21-1992	U	I	72,500	2019	101	60,700	2018	101	55,400	2017	101	55,800							
		6293	0320	11-18-1986	U	I	42,000		101	93,800	101	93,800	101	92,000									
		03119	0680	06-11-1965	U	I	0		101	800	101	1,200	101	1,200									
		Total			155300				Total			150400			Total		149000						
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			4,500.00																				
ASSESSING NEIGHBORHOOD									APPROAISED VALUE SUMMARY														
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				62,000									
0001						101		MG		Appraised Xf (B) Value (Bldg)				0									
										Appraised Ob (B) Value (Bldg)				800									
										Appraised Land Value (Bldg)				96,500									
										Special Land Value				0									
										Total Appraised Parcel Value				159,300									
										Valuation Method				C									
										Adjustment													
										Net Total Appraised Parcel Value				159,300									
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									
302	09-23-2007	12	REROOF	1,500				NVC POOL	04-13-2018			333	2	MEASURED									
240	07-07-2006	33	WCHAIR RAMP	1,000					12-28-2007			317	15	PERMIT VISIT									
225	08-24-1995	MN	Manual Note	2,000					03-09-2007			311	15	PERMIT VISIT									
									03-09-2007			311	15	PERMIT VISIT									
									05-31-2006			250	6	INFO BY PHON									
									03-23-2006			311	1	LEFT NOTICE									
									01-26-2000			247	14	INSPECTED									
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				25,000 SF	3.60	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.86	96,500	
Total Card Land Units							0.574	AC	Parcel Total Land Area: 0.5739							Total Land Value							96,500

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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-	AVG. (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	99.81	
Interior Floor 2			RCN	108,767	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1930	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	F	FAIR	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens			Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	62,000	
FBM Sqft	191		Dep % Ovr		
FBM Quality	3		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
01	SHED/MTL			L	20	5.18	2004	60	0.00	AV	A	1.00	100
02	SHED/FR			L	144	7.48	2003	60	0.00	AV	A	1.00	600
01	SHED/MTL			L	36	5.18	2010	60	0.00	AV	A	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	764		21.42	16,363	
EFB	ENCL PORCH	0	63		32.25	2,032	
FFL	1ST FLOOR	764	764		106.95	81,709	
OPF	OPEN PORCH	0	24		8.91	214	
PAT	PATIO	0	144		5.20	749	
WDK	WOOD DECK	0	512		15.04	7,700	
Ttl Gross Liv / Lease Area		764	2,271	1,017		108,767	

