

Property Location 16 BLACK DOG LN
 Vision ID 6846

Account # 6846

Map ID 51/ 6/ 7/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/20/2019 8:37:04 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
SHPAK ANDREW R SHPAK EMILY A 16 BLACK DOG LN EAST LONGMEADOW MA 01028 GIS ID F_386425_2850019												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	318200		318,200					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	127500		127,500					
				SUPPLEMENTAL DATA												Total		445,700		445,700		
				Alt Prcl ID SP Permit Chapter Land OC Dates 4/22/2016 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)									
SHPAK ANDREW R TORCIA MICHAEL A TORCIA MICHAEL TORCIA MICHAEL F TORCIA MICHAEL				21182	0167	05-18-2016	Q	I	449,900		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				20995	0352	12-18-2015	U	I	1		1A	2019	101	309,500	2018	101	289,000	2017	101	258,600		
				20848	0314	08-28-2015	U	I	1		1A											
				20816	0111	08-04-2015	U	I	1		1A	Total	433400	Total	412900	Total	366100					
				20700	0503	05-13-2015	Q	V	107,000		1P											
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		NG														
NOTES																						
FY2013 SUB DIV 1088 BK 361 PG 75-80												Appraised BLDG. Value (Card) 318,200										
												Appraised Xf (B) Value (Bldg) 0										
												Appraised Ob (B) Value (Bldg) 0										
												Appraised Land Value (Bldg) 127,500										
												Special Land Value 0										
												Total Appraised Parcel Value 445,700										
												Valuation Method C										
												Adjustment										
												Net Total Appraised Parcel Value 445,700										
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		
201501807		07-22-2015		2	DWELLING		0	04-05-2017	100	04-05-2017		PERMIT NOTIFICAT		01-26-2017				317	16	FIELDREV CHG		
														06-24-2016				317	3	MEAS+INSPCTD		
														04-14-2016				400	25	OC VISIT		
														04-08-2016				317	15	PERMIT VISIT		
														06-24-2015				317	2	MEASURED		
														06-05-2015				317	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	1.400	9	LAND	0.95	NV	1.00	SHP1		0	1.000	3.18	127,200
1	101	ONE FAM		RA				0.040	AC	7,000.00	1.000	0		1.00	MG	1.00			0	1.000	7,000.00	300
Total Card Land Units								0.958	AC	Parcel Total Land Area: 0.9583				Total Land Value								127,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	82.36	
Interior Floor 2	4	CARPET	RCN	324,713	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2015	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	2	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	98	
Extra Kitchen St			RCNLD	318,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	934		23.34	21,795	
FFL	1ST FLOOR	934	934		116.55	108,859	
GAR	GARAGE	0	603		46.58	28,089	
OPF	OPEN PORCH	0	35		13.32	466	
SFL	2ND FLOOR	934	934		116.55	108,859	
TQS	3/4 STORY	452	603		87.37	52,681	
WDK	WOOD DECK	0	240		16.51	3,963	
Ttl Gross Liv / Lease Area		2,320	4,283	2,786		324,713	

