

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TOSONI ANTHONY C TOSONI VERA A 437 PORTER RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	288700		288,700												
												RES LAND		101	97800		97,800												
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_391263_2858421												Total		386,500		386,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TOSONI ANTHONY C KAPOOR MELANIE B WINTERBERRY LLC LEMANSKI MICHAEL J JOSEPH S GINGRAS				21771		0560		07-19-2017		Q		I		360,000		00		Year		Code		Assessed		Year		Code		Assessed	
				20110		0375		11-22-2013		Q		I		355,000		00		2019		101		281,100		2018		101		265,100	
				19684		0011		02-12-2013		U		I		400,000		1				101		95,200		2017		101		92,700	
				0000		0000				U				0										Total		337700			
																		Total		376300		Total		360300		Total		337700	
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																													
FY14 SUB 1103 BK PLANS 365-101 SPLIT FROM 70-21-0.																		Appraised BLDG. Value (Card)										288,700	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										0	
																		Appraised Land Value (Bldg)										97,800	
																		Special Land Value										0	
																		Total Appraised Parcel Value										386,500	
																		Valuation Method										C	
																		Adjustment											
																		Net Total Appraised Parcel Value										386,500	
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	
201301295		04-17-2013		2		DWELLING		250,000				0		10-08-2013		OC 10/8/2013 211		08-20-2019 10-08-2013 07-01-2013 05-24-2013		03				334 400 400 105		2 25 16 2		MEASURED OC VISIT FIELDREV CHG 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				28,263	SF	3.23	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.46	97,800				
Total Card Land Units								0.649	AC	Parcel Total Land Area:				0.6488	Total Land Value										97,800				

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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	84.43	
Interior Floor 1	3	HARDWOOD	RCN	297,664	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2015	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	3	
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	97	
Extra Kitchens	0		RCNLD	288,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	400		Dep Ovr Comment		
FBM Quality	3		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	868		23.50	20,399	
FFL	1ST FLOOR	880	880		117.24	103,168	
GAR	GARAGE	0	512		46.94	24,034	
OPF	OPEN PORCH	0	48		12.21	586	
SFL	2ND FLOOR	1,248	1,248		117.24	146,311	
WDK	WOOD DECK	0	192		16.49	3,165	
Ttl Gross Liv / Lease Area		2,128	3,748	2,539		297,664	

