

Property Location

74 ROGERS RD

Map ID

16/ 55/ 31/ /

Bldg Name

State Use

101

Vision ID

781

Account #

803

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:40:44

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SIMONICH CHARLES J SIMONICH MARY F 74 ROGERS RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	193100	193,100												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	89100	89,100												
										RESIDNTL.	101	400	400												
		SUPPLEMENTAL DATA								Total				282,600		282,600									
GIS ID F_377866_2850630		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		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)											
SIMONICH CHARLES J		03069 0019		10-22-1964		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
														2019	101	187,900	2018	101	172,500	2017	101	163,900			
														101	86,500	101	86,500	101	84,500						
														101	400	101	400	101	400						
												Total		274800		Total		259400		Total		248800			
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														APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										193,100					
0001						101		MA		Appraised Xf (B) Value (Bldg)										0					
														Appraised Ob (B) Value (Bldg)										400	
														Appraised Land Value (Bldg)										89,100	
														Special Land Value										0	
														Total Appraised Parcel Value										282,600	
														Valuation Method										C	
														Adjustment											
														Net Total Appraised Parcel Value										282,600	
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											
201702663	10-10-2017	7	REMODEL	25,125	07-03-2018	100		BATH-CC 12/8/2017	07-03-2018			400	15	PERMIT VISIT											
201102728	10-06-2011	21	SIDING	35,000				REAR OF HSE	04-20-2012			317	15	PERMIT VISIT											
244	08-13-2002	4	ADDITION	50,000					03-04-2004			274	3	MEAS+INSPCTD											
									01-14-2003			274	15	PERMIT VISIT											
									04-30-1980			500	3	MEAS+INSPCTD											
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				21,840 SF	4.08	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.08	89,100				
Total Card Land Units							0.501	AC	Parcel Total Land Area: 0.5014							Total Land Value							89,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	2	CLAPBOARD	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	87.04	
Interior Floor 2			RCN	232,688	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1964	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	193,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	96	7.48	1965	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,240		20.44	25,343	
CFL	CATHEDRAL CE	252	252		105.43	26,570	
FFL	1ST FLOOR	1,006	1,006		102.19	102,804	
OPF	OPEN PORCH	0	90		10.22	920	
PAT	PATIO	0	256		5.19	1,328	
TQS	3/4 STORY	741	988		76.64	75,723	
Ttl Gross Liv / Lease Area		1,999	3,832	2,277		232,688	

