

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
TRANGHESE ANTHONY M BARNARD HILARY D 25 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_390175_2849758 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	140400		140,400								
												RES LAND		101	107800		107,800								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2300		2,300								
				SUPPLEMENTAL DATA								Total		250,500		250,500									
				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)									
TRANGHESE ANTHONY M TRANGHESE ANTHONY M MACKECHNIE JEFF GILBERT DIANE C/P R WALLACE +, WALLACE DOROTHY P				22925 544		10-29-2019		U		I		100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				22691 62		05-31-2019		Q		I		260,000		00		2020		101	132,800	2019	101	99,300	2018	101	91,600
				16457 0508		01-17-2007		U		I		217,000						101	107,800		101	104,900		101	104,900
				09729 0257		12-31-1996		U		I		1		1A				101	2,300		101	2,300		101	2,300
				09272 0216		10-10-1995		U		I		1		1A											
				Total										Total		242900		Total		206500		Total		198800	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 140,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 107,800 Special Land Value 0 Total Appraised Parcel Value 250,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 250,500										
Total		0.00																							
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						101		MG																	
NOTES																									
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									
201902684	08-16-2019	9	ALTERATION		20,000	07-06-2020	100	07-06-2020	21FT ABOVE GRD SHED		07-10-2020			AO	6	INFO BY PHON									
201202642	07-10-2012	11	POOL		2,200						07-06-2020			334	15	PERMIT VISIT									
123	01-01-1984	MN	Manual Note												07-16-2019	334	2	MEASURED							
															06-10-2013	317	15	PERMIT VISIT							
															05-31-2007	311	3	MEAS+INSPCTD							
									10-30-2001	247	14	INSPECTED													
										10-01-2001	250	22	MAILER SENT												
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				26,753 SF	3.39	1.190	7	LAND	1.00	MG	1.00			0		1.000	4.03	107,800				
Total Card Land Units							0.614	AC	Parcel Total Land Area:			0.6142	Total Land Value										107,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	109.64	
Interior Floor 2	6	CERAMIC TL	RCN	200,534	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1965	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		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	70	
Extra Kitchen St			RCNLD	140,400	
FBM Sqft	550		Dep % Ovr		
FBM Quality	3		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	240	7.48	1984	60	0.00	AV	G	1.25	1,300
07	POOLA-C	OB	Outbuildi	L	21	69.00	2012	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		28.46	28,120	
FFL	1ST FLOOR	1,108	1,108		142.02	157,359	
GAR	GARAGE	0	240		56.81	13,634	
PAT	PATIO	0	192		7.40	1,420	
Ttl Gross Liv / Lease Area		1,108	2,528	1,412		200,534	

