

Account # 4974

Map ID 65/ 22/ 5/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 8:49:54 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
TRANGHESE JOHN A NATLE MICHELE M 95 HAMPDEN ROAD EAST LONGMEADOW MA 01028 GIS ID F_389703_2846027												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		142900		142,900															
												RES LAND		101		102500		102,500															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		22200		22,200															
SUPPLEMENTAL DATA																																	
Alt Prcl ID						Received																											
SP Permit						NIA																											
Chapter Land						Field 8																											
OC Dates						Field 9																											
In+Ex FY						Field 10																											
Mailed						Assoc Pid#																											
										Total		267,600		267,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
TRANGHESE JOHN A				05168 0091		09-25-1981		U		I		0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																2020		101		135,500		2019		101		131,800		2018		101		129,200	
																		101		102,500				101		99,700				101		99,700	
																		101		22,200				101		22,200				101		24,900	
																Total												260200		Total		253700	
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												Appraised BLDG. Value (Card)										142,900					
ASSESSING NEIGHBORHOOD																Appraised Xf (B) Value (Bldg)										0							
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised Ob (B) Value (Bldg)										22,200			
0001												101				MG				Appraised Land Value (Bldg)										102,500			
NOTES																Special Land Value										0							
																Total Appraised Parcel Value										267,600							
																Valuation Method										C							
																Adjustment																	
																Net Total Appraised Parcel Value										267,600							
																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					
201901581		04-26-2019		91		INSULATION		2,300				0				AG POOL GARAGE		04-12-2018						333		4		INFO AT DOOR					
164		07-01-1990		MN		Manual Note		2,000						12-05-2007										250		P1		PHONE MESSAG					
77		04-01-1990		MN		Manual Note		15,000						05-17-2007										311		2		MEASURED					
														05-11-2000										250		22		MAILER SENT					
														05-09-2000										247		2		MEASURED					
														07-01-1992										190		1		LEFT NOTICE					
														01-09-1991								105		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	1.190	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	2.56	102,400								
1	101	ONE FAM		RA				0.020	AC	7,000	1.000	0		1.00	MG	1.00				0			1.000	7,000	100								
Total Card Land Units								0.938	AC	Parcel Total Land Area: 0.9383								Total Land Value								102,500							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	4	VINYL	Code	Description	Percentage
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		101.15
Interior Floor 1	3	HARDWOOD	RCN		204,206
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1963
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		142,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	160	7.48	1980	60	0.00	AV	A	1.00	700
04	GARAGE/L			L	1,00	30.48	1990	70	0.00	GD	A	1.00	21,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		23.45	20,257	
FFL	1ST FLOOR	880	880		117.09	103,040	
TQS	3/4 STORY	648	864		87.82	75,875	
WDK	WOOD DECK	0	304		16.56	5,035	
Ttl Gross Liv / Lease Area		1,528	2,912	1,744		204,206	

