

Property Location

16 BLACK DOG LN

Map ID

51/ 6/ 7/ /

Bldg Name

State Use

101

Vision ID

6846

Account #

6846

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:58:14

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW					
SHPAK ANDREW R SHPAK EMILY A 16 BLACK DOG LN EAST LONGMEADOW MA 01028 GIS ID F_386425_2850019		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed	
										RESIDENTL.		101				332300		332,300	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				127500		127,500	
		SUPPLEMENTAL DATA																	
				Alt Prcl ID		Received													
				SP Permit		NIA													
				Chapter Land		Field 8													
				OC Dates 4/22/2016		Field 9													
				In+Ex FY		Field 10													
				Mailed		Assoc Pid#													
										Total		459,800		459,800					

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	
		20995		0352		12-18-2015		U		I		1		1A		2020		101		318,200		2019		101		309,500	
		20848		0314		08-28-2015		U		I		1		1A				101		127,500		2018		101		289,000	
		20816		0111		08-04-2015		U		I		1		1A													
		20700		0503		05-13-2015		Q		V		107,000		1P													
														Total				445700				Total		433400		Total 412900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount												
Total			0.00																

ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)						332,300							
0001						101		NG		Appraised Xf (B) Value (Bldg)						0							
NOTES FY2013 SUB DIV 1088 BK 361 PG 75-80										Appraised Ob (B) Value (Bldg)						0							
										Appraised Land Value (Bldg)						127,500							
										Special Land Value						0							
										Total Appraised Parcel Value						459,800							
										Valuation Method						C							
										Adjustment													
										Net Total Appraised Parcel Value						459,800							

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	1.000	0		1.00	MG	1.00			0	1.000	7,000	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	87.62	
Interior Floor 2	4	CARPET	RCN	342,591	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2015	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	3	
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	97	
Extra Kitchen St			RCNLD	332,300	
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		24.62	22,995
FFL	1ST FLOOR	934	934		122.97	114,853
GAR	GARAGE	0	603		49.15	29,635
OPF	OPEN PORCH	0	35		14.05	492
SFL	2ND FLOOR	934	934		122.97	114,853
TQS	3/4 STORY	452	603		92.18	55,582
WDK	WOOD DECK	0	240		17.42	4,181
Ttl Gross Liv / Lease Area		2,320	4,283	2,786		342,591

