

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	300900		300,900												
												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		398,700		398,700													
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		2020		101		288,700		2019		101		281,100	
				19684		0011		02-12-2013		U		I		400,000		1				101		97,800				101		95,200	
				0000		0000				U				0															
																Total		386500		Total		376300		Total		360300			
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) 300,900 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 398,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 398,700															
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	Percentage
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	89.82	
Interior Floor 2	4	CARPET	RCN	313,402	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	4	
Total Rooms	6		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	0		Overall % Condition	96	
Extra Kitchen St			RCNLD	300,900	
FBM Sqft	400		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	868		24.74	21,478	
FFL	1ST FLOOR	880	880		123.44	108,623	
GAR	GARAGE	0	512		49.42	25,304	
OPF	OPEN PORCH	0	48		12.86	617	
SFL	2ND FLOOR	1,248	1,248		123.44	154,047	
WDK	WOOD DECK	0	192		17.36	3,333	
Ttl Gross Liv / Lease Area		2,128	3,748	2,539		313,402	

