

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

11-03-2020 10:33:29

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 GIS ID F_377866_2850630		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	203600	203,600										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	89100	89,100										
										RESIDNTL.	101	400	400										
		SUPPLEMENTAL DATA								Total				293,100		293,100							
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				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	
														2020	101	193,100	2019	101	187,900	2018	101	172,500	
															101	89,100		101	86,500		101	86,500	
															101	400		101	400		101	400	
												Total		282600		Total		274800		Total		259400	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPAISED VALUE SUMMARY Appraised BLDG. Value (Card) 203,600 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 293,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 293,100											
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int															
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
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									
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				
Exterior Wall 1	2	CLAPBOARD	MIXED USE			
Exterior Wall 2			Code	Description		Percentage
Roof Structure	1	GABLE	101	ONE FAM		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		92.60	
Interior Floor 2			RCN		245,348	
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		203,600	
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		21.55	26,722	
CFL	CATHEDRAL CE	252	252		111.17	28,015	
FFL	1ST FLOOR	1,006	1,006		107.75	108,397	
OPF	OPEN PORCH	0	90		10.78	970	
PAT	PATIO	0	256		5.47	1,401	
TQS	3/4 STORY	741	988		80.81	79,843	
Ttl Gross Liv / Lease Area		1,999	3,832	2,277		245,348	

