

State Use 101
Print Date 11/3/2021 12:29:22 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
TRINCERI JOHN P LE TRINCERI KATHLEEN A LE 184 GATES AV EAST LONGMEADOW MA 01028 GIS ID F_378856_2856810				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL. RES LAND RESIDNTL.		101 101 101		290100 97300 400		290,100 97,300 400											
				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#						Total		387,800		387,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TRINCERI JOHN P LE TRINCERI JOHN P TRINCERI JOHN P ,				22225		0229		06-20-2018		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				05787		0330		03-29-1985		U		I		100		1A		2021	101	278,000	2020	101	266,600	2019	101	259,300			
				00000		0000				U				0				101	90,000		101	90,000		101	87,500				
																		101	400		101	400		101	400				
				Total		0.00										Total	368,400	Total	357,000	Total	347,200								
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int																	
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name				B				Tracing				Batch													
0001								101				MA																	
NOTES																													
CATHEDRAL CEILINGS																Appraised BLDG. Value (Card)										290,100			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										400			
																Appraised Land Value (Bldg)										97,300			
																Special Land Value										0			
																Total Appraised Parcel Value										387,800			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										387,800			
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	
51		01-01-1985		MN		Manual Note										SFR		10-21-2016						317		2		MEASURED	
																		05-28-2004						319		14		INSPECTED	
																		03-25-2004						316		2		MEASURED	
																		07-23-1992						131		14		INSPECTED	
																		04-01-1992						107		22		MAILER SENT	
																		09-26-1990						131		2		MEASURED	
																		03-27-1981						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		RC				25,000	SF	3.89	1.000	5	LAND	1.00	MA	1.00				0			1.000	3.89	97,300				
Total Card Land Units								0.57	AC	Parcel Total Land Area: 0.57								Total Land Value										97,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		79.29
Interior Floor 1	2	SOFTWOOD	RCN		345,395
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1985
Heat Type	3	FORCED H/W	Effective Year Built		2002
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		16
Extra Fixtures	0		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		84
Extra Kitchens	0		RCNLD		290,100
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	1	YES	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	96	7.48	1989	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	1,608		18.11	29,122	
FFL	1ST FLOOR	2,364	2,364		90.44	213,803	
GAR	GARAGE	0	504		36.25	18,269	
HST	HALF STORY	804	1,608		45.22	72,715	
OPF	OPEN PORCH	0	128		9.19	1,176	
WDK	WOOD DECK	0	817		12.62	10,310	
Ttl Gross Liv / Lease Area		3,168	7,029	3,819		345,395	

