

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
TRINCERI MICHAEL A TRINCERI KAREN L 174 GATES AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	305400		305,400																	
												RES LAND		101	97300		97,300																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	21200		21,200																	
				SUPPLEMENTAL DATA																														
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
GIS ID F_378873_2856686				Mailed								Total		423,900		423,900																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
TRINCERI MICHAEL A TRINCERI ROBERT J + DENISE A CO TR TRINCERI ROBERT J,				20055 0393		10-11-2013		U		I		250,000		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				19554 0534		11-20-2012		U		I		1		1A		2021		101	293,100	2020	101	278,400	2019	101	271,000									
				05787 0331		04-02-1985		U		I		0		1A				101	90,000		101	90,000		101	87,500									
																		101	21,200		101	21,200		101	21,200									
																		Total	404,300	Total	389,600	Total	379,700											
EXEMPTIONS				OTHER ASSESSMENTS																														
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																			
Total				0.00																														
ASSESSING NEIGHBORHOOD																																		
Nbhd		Nbhd Name		B		Tracing		Batch		APPRAISED VALUE SUMMARY																								
0001						101		MA																										
NOTES																																		
UPDATED FY15 PER SALES QUESTIONAIRE																																		
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									
201802883		09-26-2018		91		INSULATION		3,800		03-20-2015		0				CANCELLED 4/2016		04-15-2016					317	15	PERMIT VISIT									
201401641		05-19-2014		62		SOLAR		44,625				0				ALTERATNS		03-20-2015					317	15	PERMIT VISIT									
342		11-01-1987		MN		Manual Note		2,000										04-12-2004					317	14	INSPECTED									
																		04-05-2004					AO	22	MAILER SENT									
																		03-24-2004					316	2	MEASURED									
																		09-26-1990					131	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	1.75		1 3/4 STORIES			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				87.01			
Interior Floor 1	2		SOFTWOOD			RCN				347,022			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1984			
Heat Type	3		FORCED H/W			Effective Year Built				2006			
AC Type	03		FULL			Depreciation Code				VG			
Bedrooms	3					Remodel Rating							
Full Baths	3					Year Remodeled							
Half Baths	2					Depreciation %				12			
Extra Fixtures	1					Functional Obsol							
Total Rooms	9					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				88			
Extra Kitchens	0					RCNLD				305,400			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	1113					Dep Ovr Comment							
FBM Quality	1					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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1985	70	0.00	GD	G	1.25	20,300
02	SHED/FR			L	192	7.48	1989	60	0.00	AV	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2006	88	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,391		20.61		28,669		
FFL	1ST FLOOR					1,376	1,376		103.13		141,903		
GAR	GARAGE					0	820		41.25		33,826		
HST	HALF STORY					410	820		51.56		42,282		
OPF	OPEN PORCH					0	60		10.31		619		
PAT	PATIO					0	248		4.99		1,238		
TQS	3/4 STORY					820	1,093		77.37		84,564		
UTQ	UNFIN TQS					0	273		46.46		12,685		
WDK	WOOD DECK					0	88		14.06		1,238		
Ttl Gross Liv / Lease Area						2,606	6,169	3,365			347,022		

