

State Use 101
Print Date 11/3/2021 12:32:26 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
TRINCERI ROBERT F TRINCERI DENISE A 164 GATES AV EAST LONGMEADOW MA 01028 GIS ID F_378889_2856575												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	297600		297,600											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	95600		95,600											
												RESIDNTL.		101	1100		1,100											
				SUPPLEMENTAL DATA																								
				Alt Prcl ID SP Permit Chapter Land OC Dates 5/16/2013 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		394,300		394,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
TRINCERI ROBERT F TRINCERI ROBERT F TRINCERI ROBERT F, TRINCERI ROBERT F + DENISE A,CO TR				20153	0141	12-31-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
																				2021	101	284,900	2020	101	272,500	2019	101	264,800
																					101	88,600		101	88,600		101	86,000
																					101	1,100		101	1,100			
																					Total	374,600	Total	362,200	Total	350,800		
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value														
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				
201300067		05-01-2013		2	DWELLING		225,000								OC 5/16/2013 136		07-16-2019 05-16-2013 09-26-1990 01-24-1990					334 400 131 105	2 25 16	MEASURED OC VISIT MEASURED FIELDREV CHG				
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				20,000 SF		4.78	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.78	95,600				
Total Card Land Units								0.46 AC		Parcel Total Land Area: 0.46								Total Land Value								95,600		

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+		AVG. (+)				#Heat Sys	1.00					
Stories	1.50		1 1/2 STORIES				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							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			88.52			
Interior Floor 1	3		HARDWOOD				RCN			310,022			
Interior Floor 2	6		CERAMIC TL				Net Other Adj						
Heat Fuel	2		GAS				Year Built			2013			
Heat Type	1		FORCED H/A				Effective Year Built			2014			
AC Type	03		FULL				Depreciation Code			GD			
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %			4			
Extra Fixtures	1						Functional Obsol						
Total Rooms	4						External Obsol						
Bath Style							Cost Trend Factor			1			
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition			96			
Extra Kitchens	0						RCNLD			297,600			
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	240	7.48		60	0.00	AV	A	1.00	1,100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,470		21.57	31,714			
CRL	CRAWL					0	102		5.29	539			
FFL	1ST FLOOR					1,572	1,572		107.87	169,574			
GAR	GARAGE					0	864		43.20	37,323			
OFF	OPEN PORCH					0	132		10.62	1,402			
STG	STORAGE					0	864		43.20	37,323			
UAT	UNFIN ATTC					0	1,368		21.61	29,557			
WDK	WOOD DECK					0	168		15.41	2,589			
Ttl Gross Liv / Lease Area						1,572	6,540	2,874		310,022			

