

State Use 101
Print Date 11/3/2021 12:33:12 P

CURRENT OWNER				TOPO TYPE			UTILITY		STREET			LOCATION			CURRENT ASSESSMENT																												
TORCIA REBECCA N 79 THOMPkins AVE EAST LONGMEADOW MA 01028 GIS ID F_379404_2856420															Description		Code	Appraised		Assessed																							
				TOPO WET			EASEMENT		TRAFFIC			CORNER			RESIDNTL.		101	258500		258,500																							
				DRAINAGE					VIEW			COMMUNITY			RES LAND		101	93800		93,800																							
															RESIDNTL.		101	500		500																							
				SUPPLEMENTAL DATA																																							
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/6/2009 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																	
				Total														352,800		352,800																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
TORCIA REBECCA N TORCIA,MICHAEL A MCMAHON,WILLIAM J HAMLIN,BRETT E BYRNE JOHN F JR + SALLYDELL B,				17882 0187		07-09-2009		U		V		58,500		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																			
				17496 0246		10-03-2008		U		I		58,500		1		2021	101	247,900	2020	101	235,100	2019	101	228,800																			
				16922 0060		09-14-2007		U		I		160,000		1			101	86,900		101	86,900		101	84,400																			
				12249 0213		03-08-2002		U		I		0		1			101	500		101	500		101	500																			
				03839 0255		09-04-1973		U		I		0				Total		335,300		Total		322,500		Total		313,700																	
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																				APPRaised VALUE SUMMARY																							
Nbhd		Nbhd Name				B				Tracing				Batch																													
0001										101				MA																													
NOTES																				Appraised BLDG. Value (Card) 258,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 93,800 Special Land Value 0 Total Appraised Parcel Value 352,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 352,800																							
FY2010 SUB DIV #1043 (BOOK PLANS BK 349 P78) ADDITINAL SF TAKEN FROM 12B-44-23																																											
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													
183		08-07-2009		2		DWELLING		105,000				0				OC 11/6/2009 24' X				04-18-2018 11-06-2009 05-12-1980						333 400 500		3 3 14		MEAS+INSPCTD MEAS+INSPCTD INSPECTED													
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								15,745 SF		5.96		1.000		5		LAND		1.00		MA		1.00				0				1.000		5.96		93,800			
														Total Card Land Units				0.36 AC		Parcel Total Land Area: 0.36																		Total Land Value				93,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	98.03	
Interior Floor 2	4	CARPET	RCN	274,982	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2009	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	6	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	258,500	
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	40	7.48	2000	60	0.00	AV	A	1.00	200
02	SHED/FR			L	64	7.48	2001	60	0.00	AV	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		24.77	20,208	
FFL	1ST FLOOR	816	816		123.98	101,166	
GAR	GARAGE	0	480		49.59	23,804	
OPF	OPEN PORCH	0	24		10.33	248	
SFL	2ND FLOOR	1,008	1,008		123.98	124,969	
WDK	WOOD DECK	0	264		17.38	4,587	
Ttl Gross Liv / Lease Area		1,824	3,408	2,218		274,982	

