

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
TOMROC HOLDINGS LLC 40 ISLAND POND RD SPRINGFIELD MA 01118 GIS ID F_382476_2850404												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	167400		167,400											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	83900		83,900											
				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												Total		251,300		251,300												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
TOMROC HOLDINGS LLC FEDERAL NATIONAL MORTGAGE ASSOCIA CARLSON CHRISTINA LYNN CARLSON ROBERT H CARLSON HARRY O				20229 0536		03-26-2014		U		I		120,000		1L		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20062 0041		10-17-2013		U		I		153,221		1L		2021		101	160,100	2020	101	151,400	2019	101	147,000			
				09252 0343		09-18-1995		U		I		1		1A				101	77,600		101	77,600		101	75,400			
				07614 0464		12-28-1990		U		I		1		1A														
01657 0070				06-07-1938		U		I		0				Total		237,700	Total		229,000	Total		222,400						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR		Amount															Comm Int		
Total				0.00																								
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 167,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 83,900 Special Land Value 0 Total Appraised Parcel Value 251,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 251,300																
Nbhd		Nbhd Name		B		Tracing		Batch																				
0001						101		MA																				
NOTES																												
SUB DIV #621 4/17/2015 2ND FL = 2 BR & FULL BATH PER RENTER.																												
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				
201401835 245		06-02-2014 07-26-2010		4 54	ADDITION FENCE		46,500 0		04-17-2015		100		04-17-2015		24X39 DORMER FI NVC MOVE EXISTI		04-17-2015 01-27-2012 12-20-2010 10-05-2010 03-07-1992 09-19-1980					317 317 317 311 107 500	15 16 15 2 3 3	PERMIT VISIT FIELDREV CHG PERMIT VISIT MEASURED MEAS+INSPCTD 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				13,959	SF	6.68	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	6.01	83,900		
Total Card Land Units								0.32	AC	Parcel Total Land Area: 0.32								Total Land Value								83,900		

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	97.90	
Interior Floor 2			RCN	239,121	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1939	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	167,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		21.47	22,324	
EFP	ENCL PORCH	0	140		32.20	4,508	
FFL	1ST FLOOR	1,040	1,040		107.33	111,618	
GAR	GARAGE	0	240		42.93	10,303	
STG	STORAGE	0	154		43.21	6,654	
TQS	3/4 STORY	780	1,040		80.49	83,714	
Ttl Gross Liv / Lease Area		1,820	3,654	2,228		239,121	

