

State Use 101
Print Date 11/3/2021 11:43:28 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
TRANGHESE DONALD J TRANGHESE DAPHNE A 15 FAIRHAVEN DR EAST LONGMEADOW MA 01028 GIS ID F_376447_2847983												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		134500		134,500																	
												RES LAND		101		94600		94,600																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1400		1,400																	
				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		230,500		230,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
TRANGHESE DONALD J TRANGHESE DONALD J TRANGHESE DONALD J, ALDEN DORIS F,				36792		LC		04-11-2016		U		I		0		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				35442		LC		12-19-2012		U		I		6,000		1A		2021		101		129,000		2020		101		122,500		2019		101		119,200	
				LC-30		0000		03-15-2002		U		I		125,000						101		87,500				101		87,500				101		84,900	
				LC00		0000		05-10-1971		U		I		0						101		1,400				101		1,400				101		1,400	
				Total		0.00												Total		217,900		Total		211,400		Total		205,500							
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)										134,500							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										1,400							
																		Appraised Land Value (Bldg)										94,600							
																		Special Land Value										0							
																		Total Appraised Parcel Value										230,500							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										230,500							
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							
201601827		06-03-2016		11		POOL		5,741		03-16-2017		100		03-16-2017		ABOVE GRND		03-16-2017						317		15		PERMIT VISIT							
302		10-01-1992		MN		Manual Note		18,000								ADDITION		09-09-2010						316		2		MEASURED							
																		03-30-2004						311		1		LEFT NOTICE							
																		01-17-1994						105		16		FIELDREV CHG							
																		03-01-1993						131		15		PERMIT VISIT							
																		04-13-1992						131		14		INSPECTED							
																		04-01-1992						107		22		MAILER SENT							
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		RB				17,286	SF	5.47	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.47	94,600										
Total Card Land Units																		0.40	AC	Parcel Total Land Area: 0.40				Total Land Value										94,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	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	20	COMP CLAP	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	101.38	
Interior Floor 2	4	CARPET	RCN	236,047	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	134,500	
FBM Sqft	1039		Dep % Ovr		
FBM Quality	1		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	48	7.48	1962	50	0.00	FR	F	0.90	200
07	POOLA-C	OB	Outbuildi	L	24	69.00	2016	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,385		23.64	32,742	
FFL	1ST FLOOR	1,563	1,563		118.20	184,748	
GAR	GARAGE	0	294		47.44	13,948	
OFP	OPEN PORCH	0	60		11.82	709	
PAT	PATIO	0	48		4.93	236	
WDK	WOOD DECK	0	222		16.51	3,664	
Ttl Gross Liv / Lease Area		1,563	3,572	1,997		236,047	

