

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
TOSONI ANTHONY C TOSONI VERA A 437 PORTER RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	313500		313,500													
												RES LAND		101	105700		105,700													
				DRAINAGE				VIEW		COMMUNITY																				
				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#																						
GIS ID F_391263_2858421												Total		419,200		419,200														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
TOSONI ANTHONY C KAPOOR MELANIE B WINTERBERRY LLC LEMANSKI MICHAEL J JOSEPH S GINGRAS				21771		0560		07-19-2017		Q		I		360,000		00		Year		Code		Assessed		Year		Code		Assessed		
				20110		0375		11-22-2013		Q		I		355,000		00		2021		101		300,900		2020		101		288,700		
				19684		0011		02-12-2013		U		I		400,000		1				101		97,800		2019		101		95,200		
				00000		0000				U				0				Total		398,700		Total		386,500		Total		376,300		
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																														
Nbhd				Nbhd Name				B				Tracing				Batch														
0001								101				MG																		
NOTES																														
FY14 SUB 1103 BK PLANS 365-101 SPLIT FROM 70-21-0.																Appraised BLDG. Value (Card)								313,500						
																Appraised Xf (B) Value (Bldg)								0						
																Appraised Ob (B) Value (Bldg)								0						
																Appraised Land Value (Bldg)								105,700						
																Special Land Value								0						
																Total Appraised Parcel Value								419,200						
																Valuation Method								C						
																Adjustment														
																Net Total Appraised Parcel Value								419,200						
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		
201301295		04-17-2013		2		DWELLING		250,000				0		10-08-2013		OC 10/8/2013 211		08-20-2019 10-08-2013 07-01-2013 05-24-2013		03				334 400 400 105		2 25 16 2		MEASURED OC VISIT FIELDREV CHG MEASURED		
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		RA						28,263 SF		3.49		1.190	7	LAND	1.00	MG	1.00			0 TRF1 0.9			1.000		3.74		105,700	
Total Card Land Units										0.65		AC	Parcel Total Land Area: 0.65					Total Land Value										105,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#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	94.31	
Interior Floor 2	4	CARPET	RCN	326,512	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	4	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	96	
Extra Kitchen St			RCNLD	313,500	
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	868		25.78	22,376	
FFL	1ST FLOOR	880	880		128.60	113,167	
GAR	GARAGE	0	512		51.49	26,363	
OPF	OPEN PORCH	0	48		13.40	643	
SFL	2ND FLOOR	1,248	1,248		128.60	160,491	
WDK	WOOD DECK	0	192		18.08	3,472	
Ttl Gross Liv / Lease Area		2,128	3,748	2,539		326,512	

