

Property Location

164 GATES AV

Map ID

12B/ 4/ 207/ /

Bldg Name

State Use

101

Vision ID

179

Account #

183

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:42:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TRINCERI ROBERT F TRINCERI DENISE A 164 GATES AV EAST LONGMEADOW MA 01028 GIS ID F_378889_2856575		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	327900	327,900												
						RES LAND	101	105200	105,200												
						RESIDNTL.	101	1100	1,100												
		DRAINAGE		VIEW	COMMUNITY																
		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				434,200	434,200										
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				
		19554	0536	11-20-2012	U	I	1	1A	2022	101	297,600	2021	101	284,900	2020	101	272,500				
		19850	0267	06-03-2012	U	I	1	1A		101	95,600		101	88,600		101	88,600				
		05787	0332	04-02-1985	U	I	0	1A		101	1,100		101	1,100		101	1,100				
		Total						394,300		Total		374,600		Total		362,200					
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		Tracing		Batch															
0001				101		MA															
NOTES																					
BUILDING PERMIT RECORD																					
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			334	2	MEASURED							
									05-16-2013			400	25	OC VISIT							
									09-26-1990			131	2	MEASURED							
									01-24-1990			105	16	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	5.26	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.26	105,200
Total Card Land Units							0.46	AC	Parcel Total Land Area: 0.46							Total Land Value					105,200

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	6	CERAMIC TL	Adj Base Rate	99.38	
Heat Fuel	2	GAS	RCN	345,126	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	2013	
Bedrooms	2		Effective Year Built	2016	
Full Baths	1		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	4		Depreciation %	5	
Bath Style			Functional Obsol		
Half Bath Style	G	GOOD	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	95	
FBM Sqft			RCNLD	327,900	
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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	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		23.93	35,183	
CRL	CRAWL	0	102		5.87	598	
FFL	1ST FLOOR	1,572	1,572		119.67	188,120	
GAR	GARAGE	0	864		47.92	41,406	
OPF	OPEN PORCH	0	132		11.79	1,556	
STG	STORAGE	0	864		47.92	41,406	
UAT	UNFIN ATTC	0	1,368		23.97	32,789	
WDK	WOOD DECK	0	168		24.22	4,069	
Ttl Gross Liv / Lease Area		1,572	6,540			345,126	

