

Property Location Vision ID 185		79 THOMPkins AV Account # 189		Map ID 12B/ 45/ A/ I Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 12/12/2022 11:43:26	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW		
TORCIA REBECCA N 79 THOMPkins AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed			
						RESIDNTL.	101	284300	284,300			
						RES LAND	101	103300	103,300			
						RESIDNTL.	101	500	500			
		DRAINAGE		VIEW	COMMUNITY							
		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#							
GIS ID F_379404_2856420						Total		388,100	388,100			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TORCIA REBECCA N		17882	0187	07-09-2009	U	V	58,500	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TORCIA, MICHAEL A		17496	0246	10-03-2008	U	I	58,500	1	2022	101	258,500	2021	101	247,900	2020	101	235,100
MCMAHON, WILLIAM J		16922	0060	09-14-2007	U	I	160,000	1		101	93,800		101	86,900		101	86,900
HAMLIN, BRETT E		12249	0213	03-08-2002	U	I	0	1		101	500		101	500		101	500
BYRNE JOHN F JR + SALLYDELL B,		03839	0255	09-04-1973	U	I	0		Total		352,800	Total		335,300	Total		322,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001		101	MA

NOTES			
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	6.56	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.56	103,300
Total Card Land Units							0.36 AC	Parcel Total Land Area: 0.36							Total Land Value					103,300	

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	109.93	
Interior Floor 2	4	CARPET	RCN	305,669	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2009	
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	1		Depreciation %	7	
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	93	
Extra Kitchen St			RCNLD	284,300	
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		27.33	22,303	
FFL	1ST FLOOR	816	816		136.83	111,650	
GAR	GARAGE	0	480		54.73	26,271	
OPF	OPEN PORCH	0	24		11.40	274	
SFL	2ND FLOOR	1,008	1,008		136.83	137,921	
WDK	WOOD DECK	0	264		27.47	7,252	
Ttl Gross Liv / Lease Area		1,824	3,408			305,669	

