

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
TRANGHESE CARLO F JR TRANGHESE DONNAE E 641 PROSPECT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	153700		153,700											
												RES LAND		101	116900		116,900											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7800		7,800											
				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_385670_2840059												Total		278,400		278,400												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
TRANGHESE CARLO F JR				04400	0273	03-28-1977	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
												2022	101	137,100	2021	101	131,300	2020	101	124,300								
														105,300			97,600			97,600								
														7,800			7,800			7,800								
Total		250,200		Total		236,700		Total		229,700																		
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				MG																		
NOTES																												
												Appraised BLDG. Value (Card)										153,700						
												Appraised Xf (B) Value (Bldg)										0						
												Appraised Ob (B) Value (Bldg)										7,800						
												Appraised Land Value (Bldg)										116,900						
												Special Land Value										0						
												Total Appraised Parcel Value										278,400						
												Valuation Method										C						
												Adjustment																
												Net Total Appraised Parcel Value										278,400						
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			
																		08-19-2019					334	2	MEASURED			
																		09-07-2012					317	2	MEASURED			
																		09-18-2002					274	3	MEAS+INSPCTD			
																		06-16-1992					131	1	LEFT NOTICE			
																		09-17-1980					500	3	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		RAA				27,500	SF	3.93	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	4.25	116,900			
Total Card Land Units								0.63	AC	Parcel Total Land Area: 0.63								Total Land Value										116,900

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	110.25	
Interior Floor 1	3	HARDWOOD	RCN	269,726	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1950	
Heat Type	3	FORCED H/W	Effective Year Built	1978	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	153,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	542		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	96	7.48	1980	60	0.00	AV	A	1.00	400
03	GARAGE	OB	Outbuildi	L	440	28.18	1950	60	0.00	AV	A	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,084		24.40	26,449	
FFL	1ST FLOOR	1,132	1,132		121.88	137,971	
HST	HALF STORY	152	304		60.94	18,526	
OFP	OPEN PORCH	0	96		12.70	1,219	
TQS	3/4 STORY	585	780		91.41	71,301	
WDK	WOOD DECK	0	586		24.33	14,260	
Ttl Gross Liv / Lease Area		1,869	3,982			269,726	

