

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
TRINCERI MATTHEW C 189 HAMPDEN RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	139300		139,300																	
												RES LAND		101	118300		118,300																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400																	
				SUPPLEMENTAL DATA																														
				Alt Prcl ID				Received																										
				SP Permit				NIA																										
				Chapter Land				Field 8																										
				OC Dates				Field 9																										
				In+Ex FY				Field 10																										
GIS ID F_391898_2846729				Mailed		Assoc Pid#						Total		258,000		258,000																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
TRINCERI MATTHEW C TRINCERI MATTHEW HUMPHREY GEORGE A III,				21697 0124		05-26-2017		U I				100		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed							
				16048 0359		07-14-2006		U I				217,000				2022		101	124,500	2021		101	119,400	2020		101	113,200							
				05664 0195		08-07-1984		U I				69,900						101	106,500			101	98,900			101	98,900							
																		101	400			101	400			101	400							
																		Total		231,400	Total		218,700	Total		212,500								
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																					
Total				0.00																														
ASSESSING NEIGHBORHOOD																																		
Nbhd		Nbhd Name				Tracing				Batch																								
0001						101				MG																								
NOTES																		Appraised BLDG. Value (Card)				139,300												
																		Appraised Xf (B) Value (Bldg)				0												
																		Appraised Ob (B) Value (Bldg)				400												
																		Appraised Land Value (Bldg)				118,300												
																		Special Land Value				0												
																		Total Appraised Parcel Value				258,000												
																		Valuation Method				C												
																		Adjustment																
																		Net Total Appraised Parcel Value				258,000												
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						
201102677 174		09-27-2011 01-01-1985		12 MN		REROOF Manual Note		8,000								NVC PORCH		07-17-2019 04-06-2012 03-23-2006 01-27-2000 12-20-1999 07-07-1992 03-18-1992						334 317 311 247 247 131 131		2 15 2 14 2 14 13		MEASURED PERMIT VISIT MEASURED INSPECTED MEASURED INSPECTED MISSED APPT						
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						30,328 SF		3.61		1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.9	118,300						
Total Card Land Units																		0.70		AC	Parcel Total Land Area: 0.70				Total Land Value								118,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
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	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	117.19	
Interior Floor 2			RCN	244,441	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	139,300	
FBM Sqft	294		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
02	SHED/FR			L	80	7.48	2015	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,176		26.60	31,287
EFB	ENCL PORCH	0	156		66.57	10,385
FFL	1ST FLOOR	1,332	1,332		133.14	177,340
GAR	GARAGE	0	440		53.26	23,432
OPF	OPEN PORCH	0	48		13.87	666
WDK	WOOD DECK	0	48		27.74	1,331
Ttl Gross Liv / Lease Area		1,332	3,200			244,441

