

Property Location

16 BLACK DOG LN

Map ID

51/ 6/ 7/ /

Bldg Name

State Use

101

Vision ID

6846

Account #

6846

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:48:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
SHPAK ANDREW R SHPAK EMILY A 16 BLACK DOG LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDENTL.	101	385600	385,600											
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	135100	135,100											
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates 4/22/2016 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		520,700	520,700											
GIS ID F_386425_2850019																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
SHPAK ANDREW R TORCIA MICHAEL A TORCIA MICHAEL TORCIA MICHAEL F TORCIA MICHAEL		21182	0167	05-18-2016	Q	I	449,900	00	Year	Code	Assessed	Year	Code	Assessed						
		20995	0352	12-18-2015	U	I	1	1A	2022	101	346,800	2021	101	332,300						
		20848	0314	08-28-2015	U	I	1	1A		101	137,500	2020	101	127,500						
		20816	0111	08-04-2015	U	I	1	1A												
		20700	0503	05-13-2015	Q	V	107,000	1P												
						Total		484,300	Total	459,800	Total	445,700								
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									APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)												
0001				101		NG		Appraised Xf (B) Value (Bldg)												
NOTES FY2013 SUB DIV 1088 BK 361 PG 75-80									Appraised Ob (B) Value (Bldg)											
									Appraised Land Value (Bldg)											
									Special Land Value											
									Total Appraised Parcel Value											
									Valuation Method											
									Adjustment											
									Net Total Appraised Parcel Value											
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						
201501807	07-22-2015	2	DWELLING	0	04-05-2017	100	04-05-2017	PERMIT NOTIFICAT	01-26-2017			317	16	FIELDREV CHG						
									06-24-2016			317	3	MEAS+INSPCTD						
									04-14-2016			400	25	OC VISIT						
									04-08-2016			317	15	PERMIT VISIT						
									06-24-2015			317	2	MEASURED						
									06-05-2015			317	15	PERMIT VISIT						
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				40,000 SF	2.84	1.250	9	LAND	0.95	NV	1.00	SHP1		0	1.000	3.37	134,800
1	101	ONE FAM	RA				0.040 AC	7,000.00	1.000	0		1.00	MG	1.00			0	1.000	7,000	300
Total Card Land Units							0.96 AC	Parcel Total Land Area:				0.96	Total Land Value							
											135,100									

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	
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	103.26	
Interior Floor 2	4	CARPET	RCN	397,514	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2015	
AC Type	03	FULL	Effective Year Built	2018	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	3	
Total Rooms	7		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			Overall % Condition	97	
Extra Kitchen St			RCNLD	385,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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	934		28.42	26,548	
FFL	1ST FLOOR	934	934		141.97	132,599	
GAR	GARAGE	0	603		56.74	34,215	
OPF	OPEN PORCH	0	35		16.23	568	
SFL	2ND FLOOR	934	934		141.97	132,599	
TQS	3/4 STORY	452	603		106.42	64,170	
WDK	WOOD DECK	0	240		28.39	6,815	
Ttl Gross Liv / Lease Area		2,320	4,283			397,514	

