

Property Location		26 OAK BLUFF CR		Map ID		36/ 60/ 15/ /		Bldg Name		State Use 101																	
Vision ID		2988		Account #		3038		Bldg # 1		Sec # 1 of 1																	
				Card # 1 of 1						Print Date 11/14/2023 12:29:34																	
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LAROCCA DAVID 26 OAK BLUFF CR EAST LONGMEADOW MA 01028 GIS ID F_383906_2853454										Description		Code		Appraised		Assessed											
		TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		171400		171,400											
										RES LAND		101		136000		136,000											
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1200		1,200											
		SUPPLEMENTAL DATA																									
		Alt Prcl ID		Received																							
		SP Permit		NIA																							
		Chapter Land		Field 8																							
		OC Dates		Field 9																							
		In+Ex FY		Field 10																							
		Mailed		Assoc Pid#																							
										Total		308,600		308,600													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LAROCCA DAVID		25173		0021		09-29-2023		U		I		255,000		1L		Year		Code		Assessed		Year		Code		Assessed	
US BANK TRUST NATIONAL ASSOCIATION		24776		0586		10-24-2022		U		I		234,000		1L		2023		101		157,500		2022		101		141,900	
ZUZGO CHAYE M		21181		0505		05-18-2016		U		I		0		1A				101		123,700				101		111,500	
ZUZGO HANSON CHARLES W		14121		0084		04-26-2004		U		I		220,000						101		700				101		700	
IVANOV,KATYA		12348		0505		05-24-2002		U		I		189,900						101		700				101		700	
																Total		281,900		Total		254,100		Total		240,200	
EXEMPTIONS																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int											

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C+	AVG. (+)	#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			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		134.89
Interior Floor 1	3	HARDWOOD	RCN		272,014
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		171,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	338		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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	160	12.00	2005	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	598		33.61	20,100	
FFL	1ST FLOOR	1,273	1,273		167.50	213,223	
LLV	LOWR LEVEL	0	675		41.94	28,307	
OSP	SCRN PORCH	0	130		25.77	3,350	
WDK	WOOD DECK	0	212		33.18	7,035	
Ttl Gross Liv / Lease Area		1,273	2,888			272,014	

