

Property Location

80 CHESTNUT ST

Map ID

40/ 55/ 0/ /

Bldg Name

State Use

101

Vision ID

3522

Account #

3578

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:00:16 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
TROVATO VINCENZO 80 CHESTNUT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	186900	186,900				
						RES LAND	101	114700	114,700				
						RESIDNTL.	101	700	700				
		DRAINAGE		VIEW	COMMUNITY								
		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_383034_2846393						Total				302,300	302,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TROVATO VINCENZO TROVATO,SECONDINA LIFE ESTATE TROVATO GIOVANNI +		18207	0269	03-04-2010	U	I	121,500	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		08948	0579	09-23-1994	U	I	1	1A	2023	101	175,600	2022	101	166,300	2021	101	160,400
		04027	0030	08-20-1974	U	I	0		101	104,700	101	95,100	101	88,300			
									101	400	101	400					
		Total						280,700		Total		261,800		Total		249,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 186,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 114,700 Special Land Value 0 Total Appraised Parcel Value 302,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 302,300									
Total																		
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				101		MA												

NOTES									

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					
138	06-10-1996	MN	Manual Note	1,400				SHED	07-11-2019		1	334	3	MEAS+INSPCTD					
									11-22-2011			316	3	MEAS+INSPCTD					
									11-07-2002			274	3	MEAS+INSPCTD					
									12-18-1996			107	15	PERMIT VISIT					
									02-19-1992			170	3	MEAS+INSPCTD					
									10-01-1980			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	RA				40,000 SF	3.12	1.000	5	LAND	1.00	MA	1.00	TOP2		0	TRF2	0.9	1.000	2.81	112,400	
1	101	ONE FAM	RA				0.370 AC	7,000.00	1.000	0		0.90	MA	1.00			0			1.000	6,300	2,300	
Total Card Land Units							1.29 AC	Parcel Total Land Area:							1.29	Total Land Value							114,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	6	CERAMIC TILE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	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	133.43	
Interior Floor 2			RCN	259,584	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1993	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	72	
Extra Kitchen St			RCNLD	186,900	
FBM Sqft	806		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		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	96	12.00	1996	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,242	1,242		168.12	208,811	
LLV	LOWR LEVEL	0	1,152		42.03	48,420	
PAT	PATIO	0	276		8.53	2,354	
Ttl Gross Liv / Lease Area		1,242	2,670			259,584	

