

Property Location

78 OLD FARM RD

Map ID

42/ 29/ 22/ /

Bldg Name

State Use

101

Vision ID

3557

Account #

3614

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:06:14 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
GARCIA AUGUSTO S JR GARCIA SABRINA L 78 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_385212_2843603		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	662600	662,600														
						RES LAND	101	196900	196,900														
						RESIDNTL.	101	300	300														
		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#																	
						Total		859,800	859,800														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
GARCIA AUGUSTO S JR DIMARIA PETER C DIMARIA PETER C, RAC CLOSING SERVICES LLC, GUSE,RANDALL S		24348	0052	01-10-2022	Q	I	815,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		19217	0428	04-18-2012	U	I	100	1	2023	101	739,100	2022	101	674,400	2021	101	647,400						
		16015	0311	06-12-2006	U	I	950,000			101	179,300		101	184,100		101	170,500						
		16015	0308	06-06-2006	U	I	100	1F		101	200		101	200		101	200						
		14379	0289	07-28-2004	U	I	797,000		Total		918,600	Total		858,700	Total		818,100						
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) 662,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 196,900 Special Land Value 0 Total Appraised Parcel Value 859,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 859,800														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		NS																	
NOTES																							
SUB DIV #594																							
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									
201103018 264	12-07-2011 10-18-1996	GEN MN	GENERATOR Manual Note	8,500 325,000				DWELLING	08-14-2019 01-04-2013 04-20-2012 10-10-2002 01-15-1998 12-26-1996			334 317 317 274 181 200	2 15 15 3 15 7	MEASURED PERMIT VISIT PERMIT VISIT MEAS+INSPCTD PERMIT VISIT INFO FM PLAN									
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				40,000 SF	3.12	1.550	2	LAND	1.00	NS	1.00			0		1.000	4.84	193,600		
1	101	ONE FAM	RAA				0.470 AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000	3,300		
Total Card Land Units							1.39 AC	Parcel Total Land Area:							1.39	Total Land Value							196,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	A-	V 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	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	88.19	
Interior Floor 2	3	HARDWOOD	RCN	849,474	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	1999	
Bedrooms	5		Depreciation Code	AV	
Full Baths	3		Remodel Rating		
Half Baths	3		Year Remodeled		
Extra Fixtures	5		Depreciation %	22	
Total Rooms	10		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	0		Overall % Condition	78	
Extra Kitchen St			RCNLD	662,600	
FBM Sqft	1278		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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
GEN	GENERATO			B	0	0.00	2005	78	1.00	AV	A	1.00	0
02	SHED/FR			L	40	12.00	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,194		29.58	94,468	
FFL	1ST FLOOR	3,212	3,212		147.84	474,854	
GAR	GARAGE	0	824		59.21	48,786	
OFP	OPEN PORCH	0	165		15.23	2,513	
SFL	2ND FLOOR	1,442	1,442		147.84	213,182	
WDK	WOOD DECK	0	531		29.51	15,671	
Ttl Gross Liv / Lease Area		4,654	9,368			849,474	

