

Property Location

48 HILLSIDE DR

Map ID

49/ 74/ 18/ /

Bldg Name

State Use

101

Vision ID

3973

Account #

4039

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 3:18:16 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
LATSKO THOMAS W JR LATSKO ELIZABETH ANN CARON 48 HILLSIDE DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	229100	229,100																										
						RES LAND	101	138200	138,200																										
						RESIDNTL.	101	1700	1,700																										
		DRAINAGE		VIEW	COMMUNITY																														
		SUPPLEMENTAL DATA																																	
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
GIS ID F_385105_2852215						Total 369,000 369,000																													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
LATSKO THOMAS W JR LATSKO THOMAS W + COOLEY IDA J		09987	0583	09-08-1997	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		07557	0506	09-28-1990	U	I	123,450		2023	101	211,100	2022	101	191,600	2021	101	184,000																		
		03131	0696	08-10-1965	U	I	0			101	125,600		101	113,400		101	105,000																		
										101	1,000		101	1,000		101	1,000																		
		Total						Total		337,700		Total		306,000		Total 290,000																			
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																																			
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name		Tracing		Batch																													
0001				101		MG																													
NOTES																																			
																		Appraised BLDG. Value (Card)										229,100							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										1,700							
Appraised Land Value (Bldg)										138,200																									
Special Land Value										0																									
Total Appraised Parcel Value										369,000																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										369,000																									
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
201902603	08-06-2019	62	SOLAR	48,000	05-27-2020	100	10-07-2019	REPLACE EXISTIN OC 1/13/2004 ADDTN	05-27-2020			400	15	PERMIT VISIT																					
114	05-07-2007	21	SIDING	11,900					07-18-2019				334	2	MEASURED																				
84	04-20-2007	12	REROOF	6,650					10-02-2009				375	2	MEASURED																				
2	01-05-2005	34	FIREPLACE	2,000					03-13-2008				350	15	PERMIT VISIT																				
37	03-25-2003	7	REMODEL	25,000					01-23-2006				311	15	PERMIT VISIT																				
40	03-24-1997	MN	Manual Note	42,000					02-06-2004				311	15	PERMIT VISIT																				
								07-02-2002				274	2	MEASURED																					
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				19,063 SF	6.04	1.200	7	LAND	1.00	MG	1.00			0		1.000	7.25	138,200														
Total Card Land Units							0.44	AC	Parcel Total Land Area: 0.44							Total Land Value					138,200														

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			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	114.60	
Interior Floor 2			RCN	327,251	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1958	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	229,100	
FBM Sqft	947		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	160	12.00	2001	70	0.00	GD	G	1.25	1,700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,893		26.94	50,998
FFL	1ST FLOOR	1,893	1,893		134.56	254,723
GAR	GARAGE	0	308		53.74	16,551
OPF	OPEN PORCH	0	232		13.34	3,095
PAT	PATIO	0	272		6.93	1,884
Ttl Gross Liv / Lease Area		1,893	4,598			327,251

