

State Use 101
Print Date 11/14/2023 7:46:41 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TRANGHESE DONALD J TRANGHESE DAPHNE A 15 FAIRHAVEN DR EAST LONGMEADOW MA 01028 GIS ID F_376447_2847983 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	162700		162,700												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	114300		114,300												
												RESIDNTL.		101	1500		1,500												
				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		278,500		278,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TRANGHESE DONALD J TRANGHESE DONALD J TRANGHESE DONALD J, ALDEN DORIS F,				36792 LC		04-11-2016		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				35442 LC		12-19-2012		U		I		6,000		1A		2023	101	149,400	2022	101	134,500	2021	101	129,000					
				LC-30 0000		03-15-2002		U		I		125,000					101	103,900		101	94,600		101	87,500					
				LC00 0000		05-10-1971		U		I		0					101	1,400		101	1,400		101	1,400					
																Total	254,700	Total	230,500	Total	217,900								
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 162,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 114,300 Special Land Value 0 Total Appraised Parcel Value 278,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 278,500															
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MA																			
NOTES																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	20	COMP CLAP	Code	Description	
Exterior Wall 2			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	125.26	
Interior Floor 2	4	CARPET	RCN	285,364	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	162,700	
FBM Sqft	1039		Dep % Ovr		
FBM Quality	1		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	48	12.00	1962	50	0.00	FR	F	0.90	300
07	POOLA-C	OB	Outbuildi	L	24	69.00	2016	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,385		28.39	39,326	
FFL	1ST FLOOR	1,563	1,563		141.97	221,902	
GAR	GARAGE	0	294		56.98	16,753	
OFP	OPEN PORCH	0	60		14.20	852	
PAT	PATIO	0	48		5.92	284	
WDK	WOOD DECK	0	222		28.14	6,247	
Ttl Gross Liv / Lease Area		1,563	3,572			285,364	

