

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
TRINCERI MATTHEW C 189 HAMPDEN RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	151800		151,800															
												RES LAND		101	131300		131,300															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600															
				SUPPLEMENTAL DATA																												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																								
GIS ID F_391898_2846729				Mailed				Assoc Pid#				Total		283,700		283,700																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
TRINCERI MATTHEW C TRINCERI MATTHEW HUMPHREY GEORGE A III,				21697		0124		05-26-2017		U		I		100		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				16048		0359		07-14-2006		U		I		217,000				2023		101	139,300		2022		101	124,500		2021		101	119,400	
				05664		0195		08-07-1984		U		I		69,900						101	118,300				101	106,500				101	98,900	
																				101	400				101	400				101	400	
				Total												Total		258,000		Total		231,400		Total		218,700						
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																																
B-23-476 COMP 8/16/23																		Appraised BLDG. Value (Card)										151,800				
																		Appraised Xf (B) Value (Bldg)										0				
																		Appraised Ob (B) Value (Bldg)										600				
																		Appraised Land Value (Bldg)										131,300				
																		Special Land Value										0				
																		Total Appraised Parcel Value										283,700				
																		Valuation Method										C				
																		Adjustment														
																		Net Total Appraised Parcel Value										283,700				
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				
B-23-476		06-27-2023		21		SIDING		20,343				0						07-17-2019						334		2		MEASURED				
B-23-180		03-16-2023		91		INSULATION		8,100				0						04-06-2012						317		15		PERMIT VISIT				
201102677		09-27-2011		12		REROOF		8,000								NVC		03-23-2006						311		2		MEASURED				
174		01-01-1985		MN		Manual Note										PORCH		01-27-2000						247		14		INSPECTED				
																		12-20-1999						247		2		MEASURED				
																		07-07-1992						131		14		INSPECTED				
																		03-18-1992						131		13		MISSED APPT				
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				30,328 SF	4.01	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	4.33	131,300										
Total Card Land Units															0.70	AC	Parcel Total Land Area: 0.70					Total Land Value										131,300

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	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		129.11
Interior Floor 1	3	HARDWOOD	RCN		266,326
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		151,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	294		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	80	12.00	2015	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,176		28.99	34,089	
EFB	ENCL PORCH	0	156		72.53	11,315	
FFL	1ST FLOOR	1,332	1,332		145.06	193,217	
GAR	GARAGE	0	440		58.02	25,530	
OPF	OPEN PORCH	0	48		15.11	725	
WDK	WOOD DECK	0	48		30.22	1,451	
Ttl Gross Liv / Lease Area		1,332	3,200			266,326	

