

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TOSONI ANTHONY C TOSONI VERA A 437 PORTER RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	369500		369,500												
												RES LAND		101	130000		130,000												
				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		499,500		499,500											
GIS ID F_391263_2858421																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TOSONI ANTHONY C KAPOOR MELANIE B WINTERBERRY LLC LEMANSKI MICHAEL J JOSEPH S GINGRAS				21771 0560		07-19-2017		Q		I		360,000		00		Year		Code		Assessed		Year		Code		Assessed			
				20110 0375		11-22-2013		Q		I		355,000		00		2023		101		343,500		2022		101		313,500			
				19684 0011		02-12-2013		U		I		400,000		1				101		117,300				101		105,700			
				00000 0000				U				0																	
																Total		460,800		Total		419,200		Total		398,700			
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																													
FY14 SUB 1103 BK PLANS 365-101 SPLIT FROM 70-21-0.																		Appraised BLDG. Value (Card)										369,500	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										0	
																		Appraised Land Value (Bldg)										130,000	
																		Special Land Value										0	
																		Total Appraised Parcel Value										499,500	
																		Valuation Method										C	
																		Adjustment											
																		Net Total Appraised Parcel Value										499,500	
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	
201301295		04-17-2013		2		DWELLING		250,000				0		10-08-2013		OC 10/8/2013 211		08-20-2019 10-08-2013 07-01-2013 05-24-2013		03				334 400 400 105		2 25 16 2		MEASURED OC VISIT FIELDREV CHG 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				28,263	SF	4.25	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	4.6	130,000				
Total Card Land Units								0.65	AC	Parcel Total Land Area: 0.65								Total Land Value										130,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	B-	GOOD (-)	#Heat Sys	1.00		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			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		116.62	
Interior Floor 1	3	HARDWOOD	RCN		393,129	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		2013	
Heat Type	1	FORCED H/A	Effective Year Built		2015	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		6	
Extra Fixtures	2		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		94	
Extra Kitchens	0		RCNLD		369,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	400		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	868		30.90	26,825	
FFL	1ST FLOOR	880	880		154.17	135,668	
GAR	GARAGE	0	512		61.73	31,604	
OPF	OPEN PORCH	0	48		16.06	771	
SFL	2ND FLOOR	1,248	1,248		154.17	192,402	
WDK	WOOD DECK	0	192		30.51	5,858	
Ttl Gross Liv / Lease Area		2,128	3,748			393,129	

