

State Use 101
Print Date 11-18-2024 8:26:06 A

CURRENT OWNER						TOPO TYPE				UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FARINA GARY R 33 ATHENS ST SPRINGFIELD MA 01108 GIS ID F_374290_2854441																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	183400		183,400											
														RES LAND		101	84700		84,700											
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4600		4,600											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		272,700		272,700												
						RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
FARINA GARY R JRCHR LLC WELLS FARGO BANK NA TR COCHRAN ADAM W COCHRAN ADAM W & SUSAN V,						25338 0127		03-01-2024		Q		I		339,999		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
						25057 0594		06-28-2023		U		I		202,000		1L		2024	101	55,600	2023	101	102,300	2022	101	90,000				
						24825 0423		12-01-2022		U		I		216,000		1L			101	84,700		101	77,100		101	70,100				
						16008 0582		06-22-2006		U		I		100		1A			101	4,600		101	4,100		101	4,100				
						11467 0090		01-04-2001		U		I		118,000				Total		144,900		Total		183,500		Total		164,200		
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		MF																						
NOTES																														
																APPRaised VALUE SUMMARY														
																Appraised BLDG. Value (Card)										183,400				
																Appraised Xf (B) Value (Bldg)										0				
																Appraised Ob (B) Value (Bldg)										4,600				
																Appraised Land Value (Bldg)										84,700				
Special Land Value																0														
Total Appraised Parcel Value																272,700														
Valuation Method																C														
Adjustment																														
Net Total Appraised Parcel Value																272,700														
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-23-586		08-24-2023		42		REPAIRS		3,000		12-15-2023		100		12-15-2023		REMOVE DAMAGE		12-15-2023					400	25	OC VISIT					
																		03-05-2018					333	3	MEAS+INSPECTD					
																		10-02-2006					250	22	MAILER SENT					
																		04-09-2004					319	2	MEASURED					
																		06-12-1990					131	3	MEAS+INSPECTD					
																		04-30-1980					500	3	MEAS+INSPECTD					
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		RC				11,560	SF	9.65	0.760	3	LAND	1.00	MF	1.00				0			1.000	7.33	84,700					
Total Card Land Units								0.27	AC	Parcel Total Land Area: 0.27								Total Land Value										84,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage	0		
Stories	2.00	2 STORY	Units	1		
Foundation	2	CONC BLOCK	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		120.62	
Interior Floor 1	3	HARDWOOD	RCN		220,981	
Interior Floor 2	15	LAMINATE	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1930	
Heat Type	5	STEAM	Effective Year Built		2004	
AC Type	01	NONE	Depreciation Code		VG	
Bedrooms	3		Remodel Rating		03	
Full Baths	1		Year Remodeled		2023	
Half Baths	1		Depreciation %		17	
Extra Fixtures	0		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		83	
Extra Kitchens	0		RCNLD		183,400	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		Cost to Cure Ovr Comment			
WS Flues	0					

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
03	GARAGE	OB	Outbuildi	L	240	32.00	1950	60	0.00	AV	A	1.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	672		27.30	18,347
EFP	ENCL PORCH	0	128		68.46	8,763
FFL	1ST FLOOR	744	744		136.92	101,865
SFL	2ND FLOOR	672	672		136.92	92,007
Ttl Gross Liv / Lease Area		1,416	2,216			220,981

