

State Use 101
Print Date 11/22/2024 10:51:18

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												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		175900		175,900																									
												RES LAND		101		114300		114,300																									
				DRAINAGE				VIEW		COMMUNITY		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		291,700		291,700																									
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		2024		101		162,700		2023		101		149,400		2022		101		134,500									
				LC-30		0000		03-15-2002		U		I		125,000						101		114,300				101		103,900				101		94,600									
				LC00		0000		05-10-1971		U		I		0						101		1,500				101		1,400				101		1,400									
				Total														Total		278,500		Total		254,700		Total		230,500															
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				MA																															
NOTES																																											
																		Appraised BLDG. Value (Card)										175,900															
																		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										291,700															
Valuation Method																		C																									
Adjustment																																											
Net Total Appraised Parcel Value																		291,700																									
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															
201601827		06-03-2016		11		POOL		5,741		03-16-2017		100		03-16-2017		ABOVE GRND		03-16-2017						317		15		PERMIT VISIT															
302		10-01-1992		MN		Manual Note		18,000								ADDITION		09-09-2010						316		2		MEASURED															
																		03-30-2004						311		1		LEFT NOTICE															
																		01-17-1994						105		16		FIELDREV CHG															
																		03-01-1993						131		15		PERMIT VISIT															
																		04-13-1992						131		14		INSPECTED															
																		04-01-1992						107		22		MAILER SENT															
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		RB								17,286		SF		6.61		1.000		5		LAND		1.00		MA		1.00				0				1.000		6.61		114,300	
Total Card Land Units														0.40		AC		Parcel Total Land Area: 0.40										Total Land Value										114,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	
Roof Structure	1	GABLE	Percentage		
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	136.82	
Interior Floor 2	4	CARPET	RCN	308,599	
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	175,900	
FBM Sqft	1039		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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	POOL A-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		30.71	42,528
FFL	1ST FLOOR	1,563	1,563		153.53	239,970
GAR	GARAGE	0	294		61.62	18,117
OFP	OPEN PORCH	0	60		15.35	921
PAT	PATIO	0	48		6.40	307
WDK	WOOD DECK	0	222		30.43	6,755
Ttl Gross Liv / Lease Area		1,563	3,572			308,599

