

State Use 101
Print Date 11/22/2024 11:30:50 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
TRANGHESE JOHN A NATLE MICHELE M 95 HAMPDEN ROAD EAST LONGMEADOW MA 01028 GIS ID F_389703_2846027												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		196000		196,000																
												RES LAND		101		134900		134,900																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		26600		26,600																
				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		357,500		357,500																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
TRANGHESE JOHN A				05168 0091		09-25-1981		U		I		0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed		
																2024		101		181,100		2023		101		166,100		2022		101		149,100		
																		101		134,900				101		122,900				101		110,500		
																		101		26,600				101		22,200				101		22,200		
														Total		342,600		Total		311,200		Total		281,800										
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																																		
																Appraised BLDG. Value (Card)										196,000								
																Appraised Xf (B) Value (Bldg)										0								
																Appraised Ob (B) Value (Bldg)										26,600								
																Appraised Land Value (Bldg)										134,900								
																Special Land Value										0								
																Total Appraised Parcel Value										357,500								
Valuation Method																C																		
Adjustment																																		
Net Total Appraised Parcel Value																357,500																		
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						
201901581		04-26-2019		91		INSULATION		2,300				0				AG POOL GARAGE		04-12-2018						333		4		INFO AT DOOR						
164		07-01-1990		MN		Manual Note		2,000						12-05-2007										250		P1		PHONE MESSAG						
77		04-01-1990		MN		Manual Note		15,000						05-17-2007										311		2		MEASURED						
														05-11-2000										250		22		MAILER SENT						
														05-09-2000										247		2		MEASURED						
														07-01-1992										190		1		LEFT NOTICE						
														01-09-1991								105		15		PERMIT VISIT								
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				40,000	SF	3.12	1.200	7		LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.37	134,800								
1	101	ONE FAM		RA				0.020	AC	7,000.00	1.000	0			1.00	MG	1.00				0			1.000	7,000	100								
Total Card Land Units																0.94		AC	Parcel Total Land Area: 0.94				Total Land Value										134,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		143.11
Interior Floor 2	4	CARPET	RCN		279,960
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1963
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		196,000
FBM Sqft			Dep % Ovr		
FBM Quality			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	160	12.00	1980	60	0.00	AV	A	1.00	1,200
04	GARAGE/L			L	1,00	36.00	1990	70	0.00	GD	A	1.00	25,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		31.81	27,488	
FFL	1ST FLOOR	880	880		158.89	139,821	
TQS	3/4 STORY	648	864		119.17	102,959	
WDK	WOOD DECK	0	304		31.88	9,692	
Ttl Gross Liv / Lease Area		1,528	2,912			279,960	

