

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
TRINCERI MICHAEL A TRINCERI KAREN L 174 GATES AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	430700	430,700													
						RES LAND	101	117800	117,800													
						RESIDNTL.	101	21700	21,700													
		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#																
GIS ID F_378873_2856686						Total				570,200		570,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TRINCERI MICHAEL A TRINCERI ROBERT J + DENISE A CO TR TRINCERI ROBERT J,		20055	0393	10-11-2013	U	I	250,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		19554	0534	11-20-2012	U	I	1	1A	2025	101	391,800	2024	101	362,700	2023	101	337,400					
		05787	0331	04-02-1985	U	I	0	1A		101	117,800		101	117,800		101	107,000					
										101	21,700		101	21,700		101	21,200					
									Total		531,300		Total		502,200		Total		465,600			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount	Code	Description	YEAR													Amount	Comm Int	
											APPRaised VALUE SUMMARY											
Total																						
ASSESSING NEIGHBORHOOD												Appraised BLDG. Value (Card) 430,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 21,700 Appraised Land Value (Bldg) 117,800 Special Land Value 0 Total Appraised Parcel Value 570,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 570,200										
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MA																
NOTES																						
UPDATED FY15 PER SALES QUESTIONAIRE																						
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								
201802883	09-26-2018	91	INSULATION	3,800		0			04-15-2016			317	15	PERMIT VISIT								
201401641	05-19-2014	62	SOLAR	44,625	03-20-2015	0		CANCELLED 4/2016	03-20-2015			317	15	PERMIT VISIT								
342	11-01-1987	MN	Manual Note	2,000				ALTERATNS	04-12-2004			317	14	INSPECTED								
									04-05-2004			AO	22	MAILER SENT								
									03-24-2004			316	2	MEASURED								
									09-26-1990			131	3	MEAS+INSPCTD								
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				25,000 SF	4.71	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.71	117,800	
Total Card Land Units							0.57	AC	Parcel Total Land Area:				0.57	Total Land Value							117,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	2	SOFTWOOD	Adj Base Rate		130.76
Interior Floor 2	4	CARPET	RCN		495,025
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1984
AC Type	03	FULL	Effective Year Built		2012
Bedrooms	3		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	9		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		87
Extra Kitchen St			RCNLD		430,700
FBM Sqft	1113		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1985	70	0.00	GD	G	1.25	20,300
02	SHED/FR			L	192	12.00	1989	60	0.00	AV	A	1.00	1,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2006	87	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,391		29.35	40,824
FFL	1ST FLOOR	1,376	1,376		146.85	202,063
GAR	GARAGE	0	820		58.74	48,166
HST	HALF STORY	410	820		73.42	60,208
OFP	OPEN PORCH	0	60		14.68	881
PAT	PATIO	0	248		7.11	1,762
TQS	3/4 STORY	820	1,093		110.17	120,415
UTQ	UNFIN TQS	0	273		66.16	18,062
WDK	WOOD DECK	0	88		30.04	2,643
Ttl Gross Liv / Lease Area		2,606	6,169			495,025

