

State Use 101
Print Date 11/17/2025 8:40:10 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
TORCIA REBECCA N 79 THOMPCKINS AVE EAST LONGMEADOW MA 01028 GIS ID F_379404 2856420												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		354200		354,200																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		113500		113,500																	
												RESIDNTL.		101		700		700																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/6/2009 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
														Total		468,400		468,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
TORCIA REBECCA N TORCIA,MICHAEL A MCMAHON,WILLIAM J HAMLIN,BRETT E BYRNE JOHN F JR + SALLYDELL B,				17882		0187		07-09-2009		U		V		58,500		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				17496		0246		10-03-2008		U		I		58,500		1		2025		101		331,300		2024		101		306,300		2023		101		284,300	
				16922		0060		09-14-2007		U		I		160,000		1				101		113,500				101		113,500		101		103,300			
				12249		0213		03-08-2002		U		I		0		1				101		700				101		700		101		500			
				03839		0255		09-04-1973		U		I		0																					
																Total		445,500		Total		420,500		Total		388,100									
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 354,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 113,500 Special Land Value 0 Total Appraised Parcel Value 468,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 468,400																			
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				MA																							
NOTES																BUILDING PERMIT RECORD																			
BOOK PLANS BK 349 P78 TAKEN FROM 12B-44-23																																			
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							
183		08-07-2009		2		DWELLING		105,000				0				OC 11/6/2009 24' X		04-18-2018 11-06-2009 05-12-1980						333 400 500		3 3 14		MEAS+INSPCTD MEAS+INSPCTD INSPECTED							
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				15,745 SF		7.21	1.000	5	LAND	1.00	MA	1.00			0			1.000		7.21		113,500									
Total Card Land Units								0.36 AC		Parcel Total Land Area: 0.36								Total Land Value								113,500									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	2.00	2 STORY	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	142.53	
Interior Floor 2	4	CARPET	RCN	385,052	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2009	
AC Type	03	FULL	Effective Year Built	2017	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	8	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	92	
Extra Kitchen St			RCNLD	354,200	
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	40	12.00	2000	60	0.00	AV	A	1.00	300
02	SHED/FR			L	64	12.00	2001	60	0.00	AV	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		34.43	28,095
FFL	1ST FLOOR	816	816		172.36	140,646
GAR	GARAGE	0	480		68.94	33,093
OFP	OPEN PORCH	0	24		14.36	345
SFL	2ND FLOOR	1,008	1,008		172.36	173,739
WDK	WOOD DECK	0	264		34.60	9,135
Ttl Gross Liv / Lease Area		1,824	3,408			385,052

