

State Use 101
Print Date 11/20/2025 11:39:38 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
TROVATO VINCENZO 80 CHESTNUT ST EAST LONGMEADOW MA 01028 GIS ID F_383034_2846393												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	222300		222,300																								
												RES LAND		101	114700		114,700																								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700																								
				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		337,700		337,700																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
TROVATO VINCENZO TROVATO,SECONDINA LIFE ESTATE TROVATO GIOVANNI +				18207		0269		03-04-2010		U		I		121,500		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
				08948		0579		09-23-1994		U		I				1		2025		101		200,600		2024		101		186,900		2023		101		175,600							
				04027		0030		08-20-1974		U		I				0				101		114,700				101		114,700		101		104,700									
																				101		700				101		700		101		400									
																		Total		316,000		Total		302,300		Total		280,700													
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																							
																		Appraised BLDG. Value (Card)						222,300																	
																		Appraised Xf (B) Value (Bldg)						0																	
																		Appraised Ob (B) Value (Bldg)						700																	
																		Appraised Land Value (Bldg)						114,700																	
																		Special Land Value						0																	
																		Total Appraised Parcel Value						337,700																	
																		Valuation Method						C																	
																		Adjustment																							
																		Net Total Appraised Parcel Value						337,700																	
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-25-564		09-22-2025		91		INSULATION		4,800		06-19-2025		0						06-19-2025				1		450		15		PERMIT VISIT													
B-24-696		10-21-2024		12		REROOF		9,400				100						07-11-2019						334		3		MEAS+INSPCTD													
138		06-10-1996		MN		Manual Note		1,400								SHED		11-22-2011						316		3		MEAS+INSPCTD													
																		11-07-2002						274		3		MEAS+INSPCTD													
																		12-18-1996						107		15		PERMIT VISIT													
																		02-19-1992						170		3		MEAS+INSPCTD													
																		10-01-1980						500		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		RA				40,000		SF		3.12	1.000	5	LAND	1.00	MA	1.00																							
1	101	ONE FAM		RA				0.370		AC		7,000.00	1.000	0		0.90	MA	1.00	TOP2				0	TRF2	0.9	1.000	2.81	112,400													
																						0			1.000	6,300	2,300														
																		Total Card Land Units										1.29		AC		Parcel Total Land Area: 1.29									
																												Total Land Value										114,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	6	CERAMIC TILE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
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	165.25	
Interior Floor 2			RCN	308,714	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1997	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	72	
Extra Kitchen St			RCNLD	222,300	
FBM Sqft	806		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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	96	12.00	1996	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,242	1,242		199.94	248,331	
LLV	LOWR LEVEL	0	1,152		49.99	57,584	
PAT	PATIO	0	276		10.14	2,799	
Ttl Gross Liv / Lease Area		1,242	2,670			308,714	

