Property Location 49 COLONY DR | Map ID 48/ 19/ 113A/ / | Bldg Name | State Use 101
Vision ID 3798 | Account # 3864 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 12:22:05

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
ROSSI DENISE K				
ROSSI DEAN M	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
49 COLONY DR				
	DRAINAGE		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_384990_2854178

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	248900	248,900
RES LAND	101	135300	135,300
	Total	384,200	384,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ROSSI DENISE K	22243	0546	06-29-2018	Q	I	284,900	00
HAGOPIAN MATTHEW	19678	0069	02-08-2013	Q	I	260,000	00
CAMPAGNARI MATTHEW,	19513	0322	10-25-2012	U	I	161,000	1L
MCCARTY ROBERT H,	14979	0425	04-28-2005	U	I	1	1A
MCCARTHY,KAREN J	14120	0036	04-14-2004	U	I	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	226,600	2024	101	209,900	2023	101	193,300
	101	135,300		101	135,300		101	122,900
	Total	361,900		Total	345,200		Total	316,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	248,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	135,300
Special Land Value	0
Total Appraised Parcel Value	384,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	384,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-829	12-26-2024	91	INSULATION	2,484		0		
202002705	10-05-2020	33	WCHAIR RAMP	1,500		0	12-28-2020	
201502804	10-23-2015	91	INSULATION	2,948		0		
269	08-02-2006	25	WINDOWS	10,076				17 REPLACEMENT-

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-12-2019			334	2	MEASURED
05-14-2018			333	4	INFO AT DOOR
04-20-2010			316	2	MEASURED
02-22-2007			311	15	PERMIT VISIT
09-12-2002			274	14	INSPECTED
08-20-2002			250	22	MAILER SENT
08-15-2002			274	2	MEASURED

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				13,920	SF	8.10	1.200	7	LAND	1.00	MG	1.00			0			1.000	9.72	135,300
						Total Card Land Units	0.32	AC	Parcel Total Land Area:	0.32												Total Land Value	135,300

Property Location	49 COLONY DR		Map ID	48/ 19/ 113A/ /	Bldg Name		State Use 101
Vision ID 3798		Account # 3864		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/20/2025 12:22:05

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Extra Fixtures	2	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	692	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

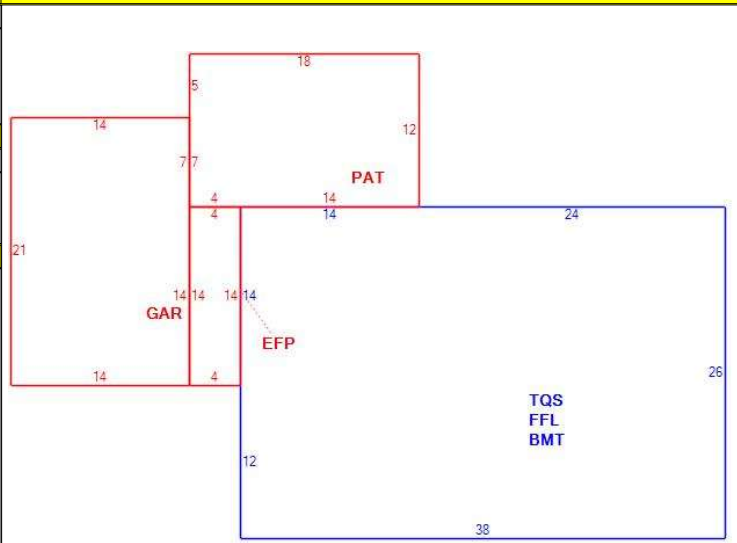
Element	Cd	Description
Central Vac	1	YES
Basement Floor	4	CARPET
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	150.48
RCN	355,507
Net Other Adj	
Year Built	1964
Effective Year Built	1995
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	248,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		34.19	33,777
EFP	ENCL PORCH	0	56		85.29	4,776
FFL	1ST FLOOR	988	988		170.59	168,542
GAR	GARAGE	0	294		68.47	20,129
PAT	PATIO	0	216		8.69	1,876
TQS	3/4 STORY	741	988		127.94	126,406
	Ttl Gross Liv / Lease Area	1,729	3,530			355,507