Property Location 48 HILLSIDE DR | Map ID 49/ 74/ 18/ / | Bldg Name | State Use 101
Vision ID 3973 | Account # 4039 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 12:49:29

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
LATSKO THOMAS W JR				
LATSKO ELIZABETH ANN CARON	TOPO WET	EASEMENT	TRAFFIC	CORNER
48 HILLSIDE DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

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

GIS ID F_385105_2852215

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	271100	271,100
RES LAND	101	138200	138,200
RESIDNTL.	101	1700	1,700
Total		411,000	411,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LATSKO THOMAS W JR	09987	0583	09-08-1997	U	I	1	1A
LATSKO THOMAS W +	07557	0506	09-28-1990	U	I	123,450	
COOLEY IDA J	03131	0696	08-10-1965	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	247,100	2024	101	229,100	2023	101	211,100
	101	138,200		101	138,200		101	125,600
	101	1,700		101	1,700		101	1,000
	Total	387,000		Total	369,000		Total	337,700

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)	271,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	138,200
Special Land Value	0
Total Appraised Parcel Value	411,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	411,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201902603	08-06-2019	62	SOLAR	48,000	05-27-2020	100	10-07-2019	
114	05-07-2007	21	SIDING	11,900				
84	04-20-2007	12	REROOF	6,650				
2	01-05-2005	34	FIREPLACE	2,000				REPLACE EXISTIN
37	03-25-2003	7	REMODEL	25,000				OC 1/13/2004
40	03-24-1997	MN	Manual Note	42,000				ADDTN

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-27-2020			400	15	PERMIT VISIT
07-18-2019			334	2	MEASURED
10-02-2009			375	2	MEASURED
03-13-2008			350	15	PERMIT VISIT
01-23-2006			311	15	PERMIT VISIT
02-06-2004			311	15	PERMIT VISIT
07-02-2002			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				19,063	SF	6.04	1.200	7	LAND	1.00	MG	1.00			0			1.000	7.25	138,200
						Total Card Land Units	0.44	AC	Parcel Total Land Area:	0.44												Total Land Value	138,200

Property Location 48 HILLSIDE DR | Map ID 49/ 74/ 18/ / | Bldg Name | State Use 101
Vision ID 3973 | Account # 4039 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 12:49:30

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	947	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

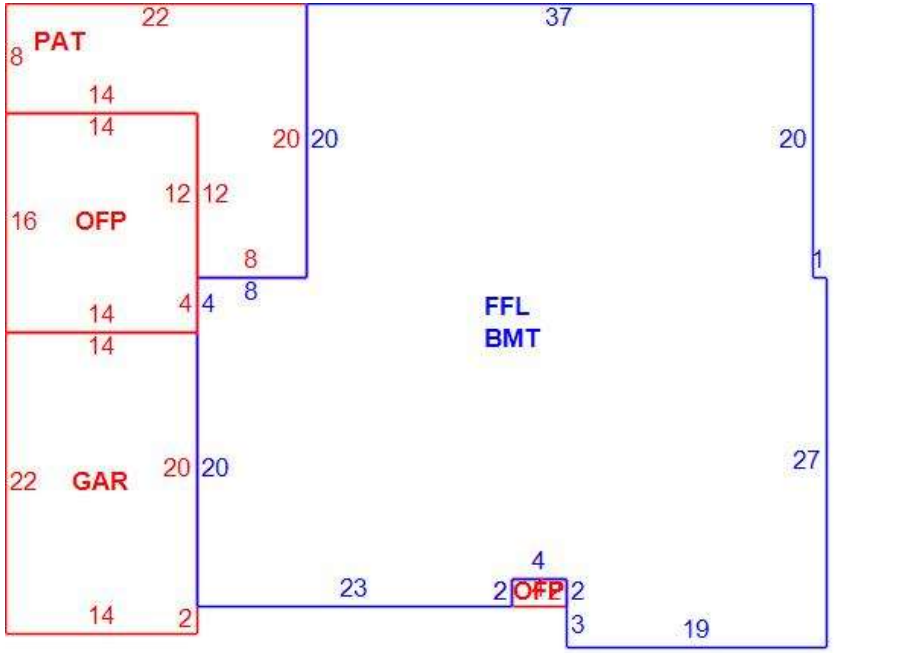
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	139.28
RCN	387,273
Net Other Adj	
Year Built	1958
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	271,100
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
02	SHED/FR			L	160	12.00	2001	70	0.00	GD	G	1.25	1,700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,893		31.88	60,352
FFL	1ST FLOOR	1,893	1,893		159.24	301,442
GAR	GARAGE	0	308		63.59	19,587
OFP	OPEN PORCH	0	232		15.79	3,663
PAT	PATIO	0	272		8.20	2,229
	Ttl Gross Liv / Lease Area	1,893	4,598			387,273