

State Use 101
Print Date 11/22/2025 7:35:06 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
TRANGHESE JOHN A NATLE MICHELE M 95 HAMPDEN ROAD EAST LONGMEADOW MA 01028 GIS ID F_389703_2846027												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	215900		215,900														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	134900		134,900														
												RESIDNTL.		101	26600		26,600														
				SUPPLEMENTAL DATA										Total		377,400		377,400													
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
TRANGHESE JOHN A				05168 0091		09-25-1981		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
																2025	101	196,000	2024	101	181,100	2023	101	166,100							
																	101	134,900		101	122,900										
																	101	26,600		101	22,200										
Total		357,500		Total		342,600		Total		311,200																					
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																															
Nbhd		Nbhd Name				Tracing				Batch																					
0001						101				MG																					
NOTES																															
														Appraised BLDG. Value (Card)								215,900									
														Appraised Xf (B) Value (Bldg)								0									
														Appraised Ob (B) Value (Bldg)								26,600									
														Appraised Land Value (Bldg)								134,900									
														Special Land Value								0									
														Total Appraised Parcel Value								377,400									
Valuation Method														C																	
Adjustment																															
Net Total Appraised Parcel Value														377,400																	
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			
201901581		04-26-2019		91		INSULATION		2,300				0				AG POOL GARAGE		04-12-2018						333		4		INFO AT DOOR			
164		07-01-1990		MN		Manual Note		2,000										12-05-2007						250		P1		PHONE MESSAG			
77		04-01-1990		MN		Manual Note		15,000										05-17-2007						311		2		MEASURED			
																		05-11-2000						250		22		MAILER SENT			
																				05-09-2000						247		2		MEASURED	
																				07-01-1992						190		1		LEFT NOTICE	
																		01-09-1991						105		15		PERMIT VISIT			
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	1.200	7	LAND	1.00	MG	1.00								3.37		134,800					
1	101	ONE FAM		RA				0.020	AC	7,000.00	1.000	0		1.00	MG	1.00							0	7,000		100					
Total Card Land Units								0.94	AC	Parcel Total Land Area: 0.94								Total Land Value										134,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		159.24
Interior Floor 1	3	HARDWOOD	RCN		308,381
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1963
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		215,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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	1980	60	0.00	AV	A	1.00	1,200
04	GARAGE/L			L	1,00	36.00	1990	70	0.00	GD	A	1.00	25,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		35.04	30,278	
FFL	1ST FLOOR	880	880		175.02	154,015	
TQS	3/4 STORY	648	864		131.26	113,411	
WDK	WOOD DECK	0	304		35.12	10,676	
Ttl Gross Liv / Lease Area		1,528	2,912			308,381	

