Property Location 76 SCANTIC DR | Map ID 94/ 43/ 61/ / | Bldg Name | State Use 101
Vision ID 6096 | Account # 6179 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 11:47:38 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
FONSECA ANTONIO M				
FONSECA LOURDES D	TOPO WET	EASEMENT	TRAFFIC	CORNER
76 SCANTIC 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_394628_2841288

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	275300	275,300
RES LAND	101	144300	144,300
RESIDNTL.	101	2500	2,500
Total		422,100	422,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FONSECA ANTONIO M	23197	0185	05-05-2020	Q	I	235,000	00
GOVIN KAREN HEIRS + DEV	12753	0123	11-19-2002	U	I	1	1A
GOVIN EDWARD J,HEIRS & DEVISEES OF	04808	0337	08-03-1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	246,100	2024	101	227,700	2023	101	212,000
	101	144,300		101	144,300		101	130,400
	101	2,500		101	2,500		101	1,600
	Total	392,900		Total	374,500		Total	344,000

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)	275,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	144,300
Special Land Value	0
Total Appraised Parcel Value	422,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	422,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-315	05-24-2024	91	INSULATION	4,443		0		
202201046	03-29-2022	62	SOLAR	8,307	06-21-2022	100	04-28-2022	
202102251	07-01-2021	4	ADDITION	93,300	06-21-2022	100	05-02-2022	MDRM 9X20 GAR 2
202002440	09-02-2020	62	SOLAR	10,010	06-30-2021	100		
75	03-29-2010	12	REROOF	7,000				NVC

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-21-2022		1	334	15	PERMIT VISIT
11-29-2021			334	2	MEASURED
06-30-2021			400	15	PERMIT VISIT
01-14-2011			317	15	PERMIT VISIT
06-25-2005			274	14	INSPECTED
06-23-2005			274	2	MEASURED
11-22-1999			247	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				28,348	SF	4.24	1.200	7	LAND	1.00	MG	1.00			0			1.000	5.09	144,300
Total Card Land Units							0.65	AC	Parcel Total Land Area:			0.65									Total Land Value		144,300

Property Location	76 SCANTIC DR	Map ID	94/ 43/ 61/ /	Bldg Name		State Use	101
Vision ID	6096	Account #	6179	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11/22/2025 11:47:38 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	18	SPLIT ENT
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	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	576	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

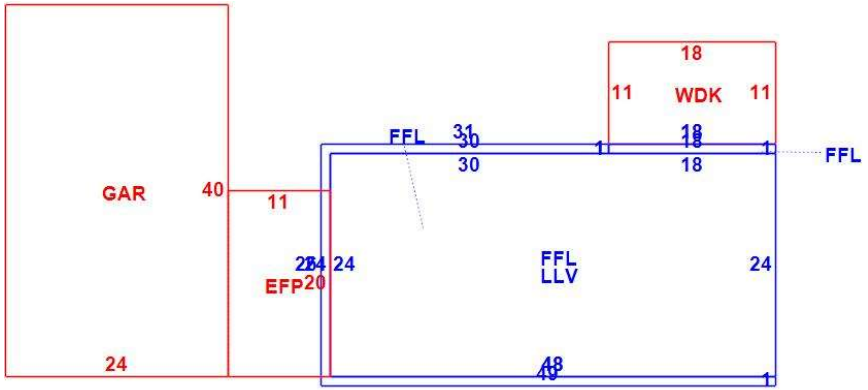
Element	Cd	Description
Central Vac	0	NO
Basement Floor	4	CARPET
Bsmt Garage	2	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	153.05
RCN	357,505
Net Other Adj	
Year Built	1973
Effective Year Built	2002
Depreciation Code	GV
Remodel Rating	03
Year Remodeled	2021
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	275,300
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	152	12.00	1975	60	0.00	AV	A	1.00	1,100
02	SHED/FR			L	160	12.00	1995	60	0.00	AV	G	1.25	1,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	77	1.00	AV	A	0.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
EFP	ENCL PORCH	0	220		85.28	18,762
FFL	1ST FLOOR	1,274	1,274		170.57	217,300
GAR	GARAGE	0	960		68.23	65,497
LLV	LOWR LEVEL	0	1,152		42.64	49,123
WDK	WOOD DECK	0	198		34.46	6,823
	Ttl Gross Liv / Lease Area	1,274	3,804			357,505