

Property Location Vision ID 781		74 ROGERS RD		Account # 803		Map ID 16/ 55/ 31/ /		Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 11/17/2025 10:28:30																									
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																							
SIMONICH CHARLES N GORMAN TARA J 74 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_377866_2850630				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																			
												RESIDNTL.		101				257400		257,400																			
												RES LAND		101				116400		116,400																			
				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		374,500		374,500																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
SIMONICH CHARLES N SIMONICH JOHN F + DAVID J SIMONICH CHARLES J HEIRS + DEV OF				25097 0013		07-28-2023		U		I		375,000		1A		Year		Code		Assessed		Year		Code		Assessed													
				25097 0011		07-28-2023		U		I		0		1A		2025		101		277,100		2024		101		256,100		2023		101		235,100							
				03069 0019		10-22-1964		U		I		0				101		116,400		101		101		116,400		101		105,900											
																101		700		101		101		700		101		400											
																Total		394,200		Total		373,200		Total		341,400													
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																		APPROAISED VALUE SUMMARY																					
Nbhd		Nbhd Name						Tracing				Batch																											
0001								101				MA																											
NOTES																		Appraised BLDG. Value (Card)										257,400											
																		Appraised Xf (B) Value (Bldg)										0											
																		Appraised Ob (B) Value (Bldg)										700											
																		Appraised Land Value (Bldg)										116,400											
																		Special Land Value										0											
																		Total Appraised Parcel Value										374,500											
																		Valuation Method										C											
																		Adjustment																					
																		Net Total Appraised Parcel Value										374,500											
																		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											
201702663		10-10-2017		7		REMODEL		25,125		07-03-2018		100				BATH-CC 12/8/2017		04-07-2025						334		2		MEASURED											
201102728		10-06-2011		21		SIDING		35,000								REAR OF HSE		07-03-2018						400		15		PERMIT VISIT											
244		08-13-2002		4		ADDITION		50,000										04-20-2012						317		15		PERMIT VISIT											
																		03-04-2004						274		3		MEAS+INSPCTD											
																		01-14-2003						274		15		PERMIT VISIT											
																		04-30-1980						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		RB								21,840 SF		5.33		1.000		5		LAND		1.00		MA		1.00				0		1.000		5.33		116,400	
Total Card Land Units														0.50		AC		Parcel Total Land Area:				0.50				Total Land Value										116,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	146.31	
Interior Floor 2			RCN	367,646	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1964	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	257,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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	1965	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,240		32.29	40,042
CFL	CATHEDRAL CE	252	252		166.59	41,980
FFL	1ST FLOOR	1,006	1,006		161.46	162,429
OPF	OPEN PORCH	0	90		16.15	1,453
PAT	PATIO	0	256		8.20	2,099
TQS	3/4 STORY	741	988		121.10	119,642
Ttl Gross Liv / Lease Area		1,999	3,832			367,646

