Property Location: 52 WOOD AV | MAP ID: 1A/ 104/ 11/ / | Bldg Name: | State Use: 101

Vision ID: 969 | Account #996 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/26/2014 10:44

CURRENT OWNER

LUPI JOSEPH
LUPI KIMBERLY A
52 WOOD AV

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 1626
In+Ex FY	Current Ac. .22096
Mailed	
GIS ID: F_374312_2855562	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	137,200	137,200
RES LAND	101	63,900	63,900
RESIDNTL.	101	1,100	1,100
Total		202,200	202,200

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LUPI JOSEPH	09541/ 0421	06/28/1996	U	I	109,100	
CLINI MICHAEL P + JANIS G	05511/ 0111	10/07/1983	U	I	49,300	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	141,000	2013	B	137,600	2012	B	146,600
2014	L	63,100	2013	L	63,800	2012	L	67,300
2014	O	1,500	2013	O	1,500	2012	O	1,500
	Total:	205,600		Total:	202,900		Total:	215,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	137,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,100
Appraised Land Value (Bldg)	63,900
Special Land Value	0
Total Appraised Parcel Value	202,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**202,200**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MF

NOTES

BATH IN BMT UNF BEING WORKED ON FOR
YEARS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
198	07/01/1994	MN	Manual Note	2,700		0		POOL

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/02/2006			250	6	INFO BY PHON
04/15/2004			316	2	MEASURED
01/11/1995			107	15	PERMIT VISIT
05/27/1992			131	14	INSPECTED
06/13/1990			131	2	MEASURED

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				9,625	SF	8.10	0.8200	3	1.0000	1.00	MF	1.00				1.00	6.64	63,900

Total Card Land Units: 0.22 AC | Parcel Total Land Area: 0.22 AC | Total Land Value: 63,900

Property Location: 52 WOOD AV **MAP ID:** 1A/ 104/ 11/ / **Bldg Name:** **State Use:** 101

Vision ID: 969 **Account #**996 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/26/2014 10:44

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 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	4		CARPET
Interior Floor 2	3		HARDWOOD
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	01		NONE
Bedrooms	3		
Full Baths	1		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

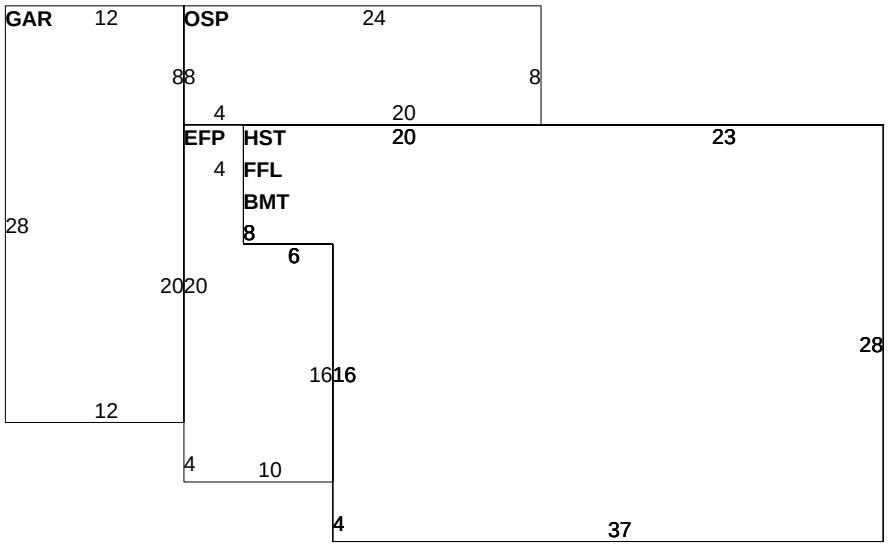
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	542		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	84.11
Replace Cost	173,610
AYB	1952
EYB	1993
Dep Code	GV
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	79
Apprais Val	137,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
07	POOL A-C	OB	Outbuilding	L	21	69.00	1994	A		AV	60	900
40	LEAN-TO			L	32	5.75	1995	A		AV	60	100
22	WOOD DK			L	24	9.20	1994	A		AV	60	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,084		16.84	18,253
EFP	ENCL PORCH	0	192		25.41	4,879
FFL	1ST FLOOR	1,084	1,084		84.11	91,179
GAR	GARAGE	0	336		33.55	11,271
HST	HALF STORY	542	1,084		42.06	45,589
OSP	SCRN PORCH	0	192		12.70	2,439
	Ttl. Gross Liv/Lease Area:	1,626	3,972	2,064		173,610