

Print Date: 12/06/2018 13:48

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT												
LUVERA STEPHEN M LUVERA KATHRYN A 51 HARWICH RD EAST LONGMEADOW, MA 01028 Additional Owners:						I TYPCL						Description		Code		Appraised Value		Assessed Value						
												RESIDNTL.		101		109,100		109,100						
												RES LAND		101		84,100		84,100						
												RESIDNTL.		101		11,900		11,900						
SUPPLEMENTAL DATA										VISION														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380924_2855855						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																		
										Total		205,100		205,100										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
LUVERA STEPHEN M HENAULT ERVIN F + DORIS P,				15456/ 549 02733/ 0187		10/28/2005 03/11/1960		U	I	200,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2018	101	100,800		2017	101	101,500		2016	101	100,400	
													2018	101	84,100		2017	101	82,100		2016	101	79,700	
													2018	101	11,900		2017	101	11,900		2016	101	11,900	
Total:												196,800		Total:		195,500		Total:		192,000				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description		Amount		Code	Description		Number		Amount											Comm. Int.		
Total:																								
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch													
0001/A								101			MA													
NOTES																								
9/12/14 REAR OF HOUSE ASSUMED COMPLETE FENCED												Net Total Appraised Parcel Value 205,100												
BUILDING PERMIT RECORD																								
VISIT/ CHANGE HISTORY																								
Permit ID	Issue Date	Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments											Date	Type	IS
286	01/01/1986	MN	Manual Note		0			0			IG POOL		09/12/2014 11/29/2003 04/27/1992 08/16/1991 05/14/1980			317 274 107 131 500	2 3 22 2 3	MEASURED MEAS+INSPCTD MAILER SENT MEASURED MEAS+INSPCTD						
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		S Adj Fact	Adj. Unit Price	Land Value		
1	101	ONE FAM		RB				15,018 SF	5.60	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	5.60	84,100		
Total Card Land Units:				0.34 AC		Parcel Total Land Area:				0.34 AC								Total Land Value:				84,100		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		103.21	
Heat Fuel	2		GAS	Replace Cost		191,463	
Heat Type	1		FORCED H/A	AYB		1960	
AC Type	03		FULL	EYB		1975	
Bedrooms	3			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		43	
Total Rooms	7			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		57	
Basement Floor	12			Apprais Val		109,100	
Bsmt Garage				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr		0	
WS Flues	2			Misc Imp Ovr Comment			
FBM Quality				Cost to Cure Ovr		0	
Fireplaces	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
11	POOL I-V	OB	Outbuilding	L	648	29.00	1987	A		AV	60	11,300
02	SHED/FR			L	144	7.48	1987	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,248		20.68	25,804	
FFL	1ST FLOOR	1,560	1,560		103.21	161,015	
WDK	WOOD DECK	0	320		14.51	4,645	

Ttl. Gross Liv/Lease Area:		1,560	3,128	1,855	191,463		
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