

Property Location: 52 WOOD AV
Vision ID: 969

Account #996

MAP ID: 1A/ 104/ 11/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 12:40

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA 01028 VISION										
LUPI JOSEPH LUPI KIMBERLY A 52 WOOD AV EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value												
											RESIDENTL.		101		115,800		115,800												
													RES LAND		101		62,500				62,500								
													RESIDENTL.		101		1,100				1,100								
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374312_2855562						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																							
										Total		179,400		179,400															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
LUPI JOSEPH CLINI MICHAEL P + JANIS G				09541/ 0421 05511/ 0111		06/28/1996 10/07/1983		U	1 1	109,100 49,300		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2018	101	144,300		2017	101	138,700		2016	101	137,200						
													2018	101	62,500		2017	101	59,300		2016	101	63,900						
													2018	101	1,100		2017	101	1,100		2016	101	1,100						
													Total:		207,900		Total:		199,100		Total:		202,200						
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)115,800 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)1,100 Appraised Land Value (Bldg)62,500 Special Land Value0 Total Appraised Parcel Value179,400 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value179,400																	
Year	Type	Description		Amount		Code	Description		Number	Amount										Comm. Int.									
Total:																													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			MF																		
NOTES																													
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									
198		07/01/1994		MN	Manual Note		2,700			0			POOL		03/14/2018			333	2	MEASURED									
															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									
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	SF	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		RC				9,625		8.54	0.7600	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc	1.00		6.49	62,500					
Total Card Land Units:										0.22	AC	Parcel Total Land Area:					0.22	AC	Total Land Value:										62,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	542		
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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	Adj. Base Rate:		98.44	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		203,187	
AC Type	01		NONE	AYB		1952	
Bedrooms	3			EYB		1975	
Full Baths	1			Dep Code		AV	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %		43	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond		57	
Bsmt Garage				Apprais Val		115,800	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	1			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		19.71	21,362	
EFP	ENCL PORCH	0	192		29.74	5,710	
FFL	1ST FLOOR	1,084	1,084		98.44	106,713	
GAR	GARAGE	0	336		39.26	13,191	
HST	HALF STORY	542	1,084		49.22	53,356	
OSP	SCRN PORCH	0	192		14.87	2,855	
Ttl. Gross Liv/Lease Area:		1,626	3,972	2,064		203,187	

