

Property Location 152 OLD FARM RD		Map ID 41/ 7/ 35/ 1		Bldg Name		State Use 101	
Vision ID 3535		Account # 3591		Bldg # 1		Print Date 12/19/2019 10:42:03	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CAPACCIO LUIGI + IMMACOLATA CO 152 OLD FARM RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	489700	489,700		
						RES LAND	101	167600	167,600		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA				Total				657,300	657,300
GIS ID F_384272_2844788		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CAPACCIO LUIGI + IMMACOLATA CO TR CAPACCIO LUIGI + IMMACOLATA, WARD JOSEPH E ETAL D/B/A WARD		17853	0306	06-22-2009	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
		08228	0580	11-05-1992	U	V	68,000		2019	101	554,300	2018	101	588,800	
		06972	0245	09-22-1988	U	I	1	1B		101	162,800	2017	101	566,900	
		0000	0000		U		0					2017	101	166,000	
		Total						Total		717100	Total		751600	Total	732900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	YEAR	Amount							Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 489,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 167,600 Special Land Value 0 Total Appraised Parcel Value 657,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 657,300					
Total		0.00												

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	NS	

NOTES									
SUB DIV #594									

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	
262	10-17-1996	2	DWELLING	340,000				DWELLING	08-14-2019			334	3	MEAS+INSPCTD	
									09-21-2012			317	2	MEASURED	
									10-17-2002			274	3	MEAS+INSPCTD	
									02-17-1999			105	3	MEAS+INSPCTD	
									01-15-1998			181	15	PERMIT VISIT	
									12-26-1996			200	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	RAA				40,000	SF	2.39	1.750	2	LAND	1.00	NS	1.00		0		1.000	4.18	167,200		
1	101	ONE FAM	RAA				0.060	AC	7,000.00	1.000	0		1.00	NS	1.00		0		1.000	7,000.00	400		
Total Card Land Units							0.978	AC	Parcel Total Land Area: 0.9783							Total Land Value							167,600

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		63.70
Interior Floor 1	3	HARDWOOD	RCN		562,842
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1996
Heat Type	1	FORCED H/A	Effective Year Built		2005
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	5		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	1		RCNLD		489,700
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	403		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,684		19.44	52,183	
CFL	CATHEDRAL CE	210	210		99.95	20,990	
EPF	ENCL PORCH	0	196		29.25	5,733	
FFL	1ST FLOOR	2,600	2,600		97.18	252,657	
GAR	GARAGE	0	904		38.91	35,178	
OPF	OPEN PORCH	0	205		9.95	2,041	
PAT	PATIO	0	870		4.91	4,276	
SFL	2ND FLOOR	1,226	1,226		97.18	119,138	
UHS	UNFIN HALF STORY	0	1,612		29.18	47,033	
UTQ	UNFIN TQS	0	540		43.73	23,614	
Ttl Gross Liv / Lease Area		4,036	11,047	5,792		562,842	

