

State Use 101
Print Date 12/19/2019 3:57:02 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
LUPO MICHAEL LUPO CHRISTINE 20 MARCI AVE EAST LONGMEADOW MA 01028 GIS ID F_389056_2852588												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		228300		228,300															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		112700		112,700															
												RESIDNTL.		101		3700		3,700															
				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		344,700		344,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LUPO MICHAEL GRAHAM ROBERT L JR +,				13419 0466		07-25-2003		U		I		340,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				04225 0376		01-22-1976		U		I		0				2019		101		222,000		2018		101		208,000		2017		101		203,000	
																		101		109,700				101		109,700				101		107,700	
																				3,700				101		3,700				101		3,700	
Total				3,600.00												Total		335400		Total		321400		Total		314400							
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						3,600.00												APPROAISED VALUE SUMMARY															
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)										228,300			
0001												101				NG				Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										3,700							
																Appraised Land Value (Bldg)										112,700							
																Special Land Value										0							
																Total Appraised Parcel Value										344,700							
																Valuation Method										C							
																Adjustment																	
																Net Total Appraised Parcel Value										344,700							
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					
175		06-17-2011		21		SIDING		20,000								27' X 52` ABOVE G 12 X 16		07-25-2019						AO		6		INFO BY PHON					
103		04-05-2006		11		POOL		6,000										07-24-2019						334		2		MEASURED					
166		06-23-2004		10		SHED		4,700										03-02-2012						317		15		PERMIT VISIT					
																		01-18-2008						317		14		INSPECTED					
																		11-30-2007						317		2		MEASURED					
																02-23-2007						311		15		PERMIT VISIT							
																01-11-2005						311		15		PERMIT VISIT							
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		RA				27,830	SF	3.27	1.240	8	LAND	1.00	NG	1.00				0			1.000	4.05	112,700								
Total Card Land Units								0.639	AC	Parcel Total Land Area: 0.6389								Total Land Value										112,700					

Property Location 20 MARCI AV
Vision ID 4726

Account # 4799

Map ID 61/ 33/ 7/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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	2	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	4	CARPET	Adj Base Rate	84.36	
Interior Floor 2	3	HARDWOOD	RCN	304,391	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1976	
AC Type	03	FULL	Effective Year Built	1993	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	25	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	75	
Extra Kitchen St			RCNLD	228,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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	192	7.48	2004	70	0.00	GD	A	1.00	1,000
07	POOL A-C	OB	Outbuildi	L	27	69.00	2006	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	220	9.20	2006	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		23.94	32,268	
FFL	1ST FLOOR	1,348	1,348		119.51	161,099	
OFF	OPEN PORCH	0	88		12.22	1,076	
PAT	PATIO	0	400		5.98	2,390	
SFL	2ND FLOOR	900	900		119.51	107,559	
Ttl Gross Liv / Lease Area		2,248	4,084	2,547		304,391	

