

State Use 101
Print Date 12/18/2019 10:33:53

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
PHILIPPI JUSTIN E PHILIPPI VALERIE C 43 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_378176_2849881												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	159600		159,600															
												RES LAND		101	88800		88,800															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1400		1,400															
				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		249,800		249,800														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																		
PHILIPPI JUSTIN E COSTA EDWARD W II, MISITANO GUILIO + BARBARA D,				19046 0190		12-20-2011		U		I	265,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				10388 0522		07-31-1998		U		I	179,000			2019	101	155,100	2018	101	142,900	2017	101	141,500										
				03112 0258		05-18-1965		U		I	0				101	86,300		101	86,300		101	84,200										
															101	1,400		101	1,400		101	1,400										
														Total		242800		Total		230600		Total		227100								
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) 159,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 88,800 Special Land Value 0 Total Appraised Parcel Value 249,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 249,800																		
Total		0.00																														
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name		B		Tracing		Batch																								
0001						101		MA																								
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
																201702399	09-01-2017	62	SOLAR		22,572	05-22-2018	100	05-22-2018	FRONT OF HOUSE		05-22-2018			400	15	PERMIT VISIT
																201500728	04-09-2015	25	WINDOWS		20,720	04-29-2016	100	04-29-2016	REPLACE EXISTIN		04-29-2016			317	15	PERMIT VISIT
																151	05-07-2008	11	POOL		2,000		0				12-12-2008			317	15	PERMIT VISIT
												05-15-2004			319	14	INSPECTED															
												04-02-2004			250	22	MAILER SENT															
												03-02-2004			311	2	MEASURED															
												07-08-1991			181	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	RC				21,000 SF	4.23	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.23	88,800											
Total Card Land Units							0.482 AC	Parcel Total Land Area: 0.4821					Total Land Value							88,800												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	3	HARDWOOD	Adj Base Rate	86.10	
Interior Floor 2	2	SOFTWOOD	RCN	228,040	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1965	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	159,600	
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
08	POOL A-O			L	34	69.00	2008	60	0.00	AV	A	1.00	1,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,184		19.31	22,862	
FFL	1ST FLOOR	1,184	1,184		96.46	114,213	
GAR	GARAGE	0	441		38.50	16,978	
OSP	SCRN PORCH	0	96		14.07	1,350	
PAT	PATIO	0	156		4.95	772	
TQS	3/4 STORY	720	960		72.35	69,454	
WDK	WOOD DECK	0	176		13.70	2,412	
Ttl Gross Liv / Lease Area		1,904	4,197	2,364		228,040	

