

State Use 101
Print Date 11-03-2020 5:19:43 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CAPACCIO LUIGI + IMMACOLATA CO 152 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384272_2844788 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	509800		509,800									
												RES LAND		101	167600		167,600									
				DRAINAGE				VIEW		COMMUNITY																
				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		677,400		677,400										
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	Year	Code	Assessed						
				08228	0580	11-05-1992	U	V	68,000				2020	101	489,700	2019	101	554,300	2018	101	588,800					
				06972	0245	09-22-1988	U	I	1		1B			101	167,600		101	162,800		101	162,800					
				0000	0000		U		0				Total	657300		Total	717100		Total	751600						
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				0.00																						
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 509,800 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 677,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 677,400														
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 09-21-2012 10-17-2002 02-17-1999 01-15-1998 12-26-1996				334 317 274 105 181 200	3 2 3 3 15 3	MEAS+INSPCTD MEASURED MEAS+INSPCTD MEAS+INSPCTD PERMIT VISIT 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	1.000	0		1.00	NS	1.00			0		1.000	7,000	400			
Total Card Land Units								0.978	AC	Parcel Total Land Area: 0.9783								Total Land Value								167,600

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		67.77
Interior Floor 1	3	HARDWOOD	RCN		592,780
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		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		14
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		86
Extra Kitchens	1		RCNLD		509,800
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		20.48	54,959	
CFL	CATHEDRAL CE	210	210		105.27	22,106	
EPF	ENCL PORCH	0	196		30.81	6,038	
FFL	1ST FLOOR	2,600	2,600		102.34	266,096	
GAR	GARAGE	0	904		40.98	37,049	
OPF	OPEN PORCH	0	205		10.48	2,149	
PAT	PATIO	0	870		5.18	4,503	
SFL	2ND FLOOR	1,226	1,226		102.34	125,474	
UHS	UNFIN HALF STORY	0	1,612		30.73	49,535	
UTQ	UNFIN TQS	0	540		46.06	24,870	
Ttl Gross Liv / Lease Area		4,036	11,047	5,792		592,780	

