

Property Location

43 ROGERS RD

Map ID

16/ 206/ 18/ /

Bldg Name

State Use

101

Vision ID

738

Account #

760

Bldg #

1

Sec #

1 of 1

Card #

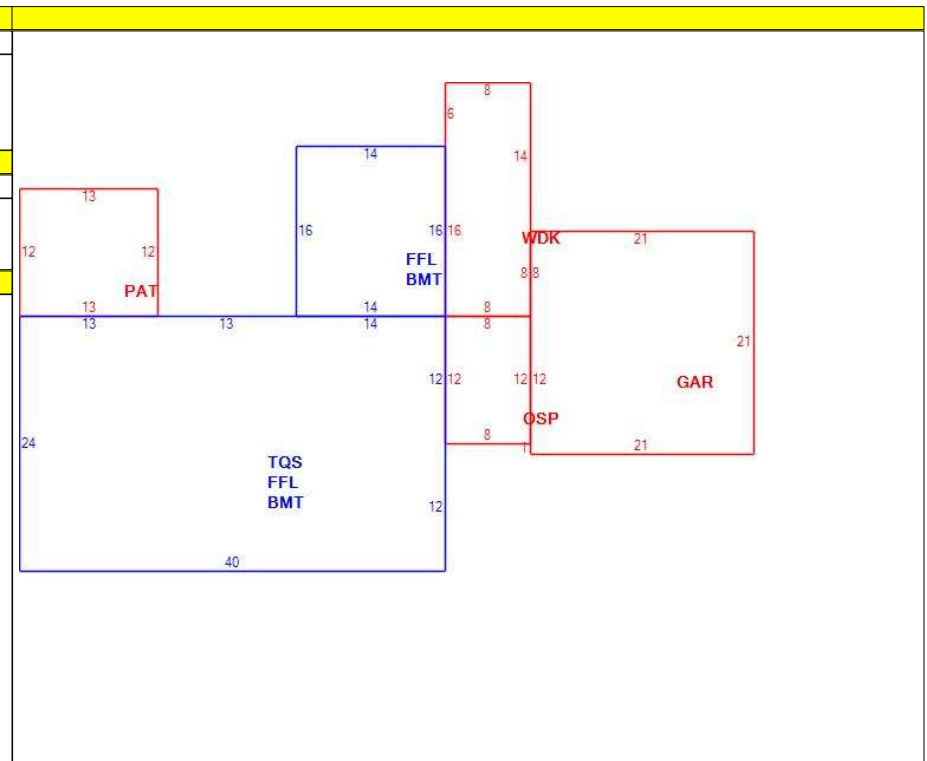
1 of 1

Print Date

11-03-2020 10:27:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PHILIPPI JUSTIN E PHILIPPI VALERIE C 43 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_378176_2849881		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	168700	168,700												
						RES LAND	101	88800	88,800												
						RESIDNTL.	101	1400	1,400												
		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		258,900	258,900												
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 2020 Code 101 101 101 Assessed 159,600 88,800 1,400 Total 249800	Year 2019 Code 101 101 101 Assessed 155,100 86,300 1,400 Total 242800	Year 2018 Code 101 101 101 Assessed 142,900 86,300 1,400 Total 230600											
		10388	0522	07-31-1998	U	I	179,000														
		03112	0258	05-18-1965	U	I	0														
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 168,700 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 258,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 258,900													
Year	Code	Description	Amount	Code	Description	YEAR	Amount						Comm Int								
		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	91.60	
Interior Floor 2	2	SOFTWOOD	RCN	241,042	
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	168,700	
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		20.41	24,165	
FFL	1ST FLOOR	1,184	1,184		101.96	120,725	
GAR	GARAGE	0	441		40.69	17,946	
OSP	SCRN PORCH	0	96		14.87	1,427	
PAT	PATIO	0	156		5.23	816	
TQS	3/4 STORY	720	960		76.47	73,414	
WDK	WOOD DECK	0	176		14.48	2,549	
Ttl Gross Liv / Lease Area		1,904	4,197	2,364		241,042	

