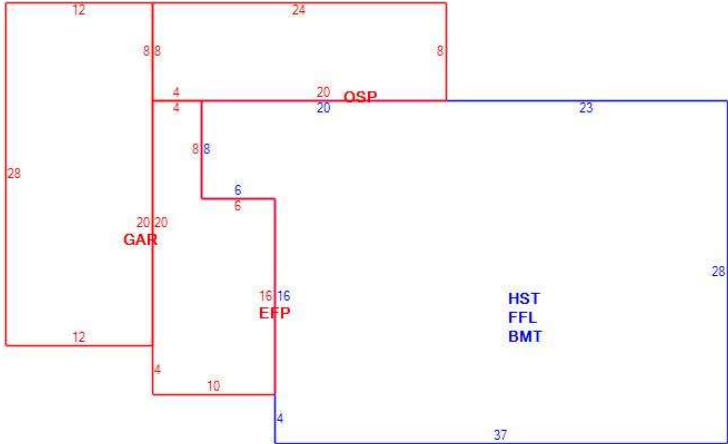


State Use 101
Print Date 11-03-2020 10:59:47

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
LUPI JOSEPH LUPI KIMBERLY A 52 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374312_2855562												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		125900		125,900																	
												RES LAND		101		64300		64,300																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1100		1,100																	
				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		191,300		191,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
LUPI JOSEPH CLINI MICHAEL P + JANIS G				09541 0421		06-28-1996		U		I		109,100				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				05511 0111		10-07-1983		U		I		49,300				2020	101	119,200	2019	101	115,800	2018	101	144,300											
																101	64,300	101	62,500	101	62,500														
																101	1,100	101	1,100	101	1,100														
																Total	184600	Total	179400	Total	207900														
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																																			
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						101		MF																											
NOTES																																			
												APPRaised VALUE SUMMARY																							
												Appraised BLDG. Value (Card)						125,900																	
												Appraised Xf (B) Value (Bldg)						0																	
												Appraised Ob (B) Value (Bldg)						1,100																	
												Appraised Land Value (Bldg)						64,300																	
												Special Land Value						0																	
												Total Appraised Parcel Value						191,300																	
												Valuation Method						C																	
												Adjustment																							
												Net Total Appraised Parcel Value						191,300																	
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							
198		07-01-1994		MN		Manual Note		2,700								POOL		03-14-2018						333		2		MEASURED							
																		10-02-2006						250		6		INFO BY PHON							
																		04-15-2004						316		2		MEASURED							
																		01-11-1995						107		15		PERMIT VISIT							
																		05-27-1992						131		14		INSPECTED							
																		06-13-1990						131		2		MEASURED							
																		05-06-1980						500		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				9,625 SF			8.79	0.760	3	LAND	1.00	MF	1.00			0			1.000	6.68		64,300									
														Total Card Land Units				0.221 AC		Parcel Total Land Area: 0.2210												Total Land Value		64,300	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Basement Floor						
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys		1.00				
Stories	1.50		1 1/2 STORIES				Units		1				
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				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			95.54			
Interior Floor 1	4		CARPET				RCN			220,938			
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built			1952			
Heat Type	1		FORCED H/A				Effective Year Built			1975			
AC Type	01		NONE				Depreciation Code			AV			
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %			43			
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			57			
Extra Kitchens	0						RCNLD			125,900			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	542						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	1						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
07	POOL A-C	OB	Outbuildi	L	21	69.00	1994	60	0.00	AV	A	1.00	900
40	LEAN-TO			L	32	5.75	1995	60	0.00	AV	A	1.00	100
22	WOOD DK			L	24	9.20	1994	60	0.00	AV	A	1.00	100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,084		21.43		23,228		
EFP	ENCL PORCH					0	192		32.34		6,209		
FFL	1ST FLOOR					1,084	1,084		107.04		116,035		
GAR	GARAGE					0	336		42.69		14,344		
HST	HALF STORY					542	1,084		53.52		58,018		
OSP	SCRN PORCH					0	192		16.17		3,104		
Ttl Gross Liv / Lease Area						1,626	3,972	2,064			220,938		



52 WOOD AVE