

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
RUGANI BRIAN R RUGANI DEBORAH A 145 BENNETT RD HAMPDEN MA 01036 GIS ID F_384143_2853906												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		121500		121,500																			
												RES LAND		101		90200		90,200																			
				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										211,700		211,700																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
RUGANI BRIAN R RUGANI MARY L LIFE ESTATE ,BRIAN R + D RUGANI,MARY L LIFE EST RUGANI,GARY J & RUGANI JOSEPH C + MARY L,				17615 0546		01-09-2009		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed											
				15995 0388		06-22-2006		U		I		1		1A		2021		101		116,700		2020		101		110,900											
				10878 0186		08-05-1999		U		I		1		1A				101		83,500				101		83,500											
				10759 0042		05-10-1999		U		I		100		1A																							
				02513 0295		12-03-1956		U		I		0																									
				Total										200,200		Total		194,400		Total		189,000															
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				MA																					
NOTES																																					
																		Appraised BLDG. Value (Card)										121,500									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										0									
																		Appraised Land Value (Bldg)										90,200									
																		Special Land Value										0									
Total Appraised Parcel Value										211,700																											
Valuation Method										C																											
Adjustment																																					
Net Total Appraised Parcel Value										211,700																											
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									
																		07-31-2019						334		2		MEASURED									
																		01-18-2013						317		2		MEASURED									
																		12-13-2002						250		22		MAILER SENT									
																		12-10-2002						274		2		MEASURED									
																		04-02-1992						170		3		MEAS+INSPCTD									
																		10-14-1980						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		RA				31,749	SF	3.15	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	2.84	90,200											
Total Card Land Units																		0.73	AC	Parcel Total Land Area: 0.73				Total Land Value										90,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	126.38	
Interior Floor 2	14	ASPHL TILE	RCN	173,562	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obso		
Bath Style	A	AVERAGE	External Obso		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	121,500	
FBM Sqft	593		Dep % Ovr		
FBM Quality	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		30.38	27,709	
EFP	ENCL PORCH	0	152		46.07	7,003	
FFL	1ST FLOOR	912	912		152.25	138,850	
Ttl Gross Liv / Lease Area		912	1,976	1,140		173,562	

