

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
LUPIEN CHRISTOPHER  167 PORTER RD  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
		<b>TOPO WET</b>	<b>EASEMENT</b>	<b>TRAFFIC</b>	<b>CORNER</b>	RESIDNTL.	101	138000	138,000	
						RES LAND	101	99400	99,400	
		<b>DRAINAGE</b>		<b>VIEW</b>	<b>COMMUNITY</b>	RESIDNTL.	101	10900	10,900	
<b>SUPPLEMENTAL DATA</b>						Total		248,300	248,300	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LUPIEN CHRISTOPHER	23862	0446	05-04-2021	U	I	250,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NUNEZ SARA	20927	0116	10-27-2015	U	I	234,000	1V	2021	101	132,200	2020	101	125,400	2019	101	122,000
PELLEGRINO MICHAEL V	18200	0454	02-26-2010	U	I	206,000	1V		101	92,000		101	92,000		101	89,300
EDDY,WILBERT T	14928	0594	04-06-2005	U	I	100	1		101	10,900		101	10,900		101	10,900
EDDY WILBERT T + MARGARET C,	01895	0439	10-01-1947	U	I	0		Total		235,100	Total		228,300	Total		222,200

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					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised BLDG. Value (Card)					138,000
0001			101	MG	Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					10,900
					Appraised Land Value (Bldg)					99,400
					Special Land Value					0
					Total Appraised Parcel Value					248,300
					Valuation Method					C
					Adjustment					
					Net Total Appraised Parcel Value					248,300

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	
375	12-08-2004	3	GARAGE	26,400				20` X 22` TWO CAR	12-04-2015			317	3	MEAS+INSPCTD	
									10-08-2010			311	3	MEAS+INSPCTD	
									01-20-2005			311	15	PERMIT VISIT	
									09-17-2002			274	14	INSPECTED	
									09-04-2002			250	22	MAILER SENT	
									08-29-2002			274	2	MEASURED	
									04-02-1992			170	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				12,983 SF	7.15	1.190	7	LAND	1.00	MG	1.00		0	TRF1	0.9	1.000	7.66	99,400	
Total Card Land Units							0.30	AC	Parcel Total Land Area:				0.30								Total Land Value	99,400

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	<b>MIXED USE</b>		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	<b>COST / MARKET VALUATION</b>		
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		109.66
Interior Floor 1	2	SOFTWOOD	RCN		218,989
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1830
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		138,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	420	28.18	2004	70	0.00	GD	G	1.25	10,400
40	LEAN-TO			L	140	5.75	1995	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	704		27.50	19,359	
FFL	1ST FLOOR	920	920		137.30	126,313	
TQS	3/4 STORY	528	704		102.97	72,493	
WDK	WOOD DECK	0	40		20.59	824	
Ttl Gross Liv / Lease Area		1,448	2,368	1,595		218,989	

