

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LUPO MICHAEL LUPO CHRISTINE 20 MARCI AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	247900		247,900										
												RES LAND		101	122200		122,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3700		3,700										
EAST LONGMEADOW MA 01028				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#																	
GIS ID F_389056_2852588												Total		373,800		373,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LUPO MICHAEL GRAHAM ROBERT L JR +,				13419 04225		0466 0376		07-25-2003 01-22-1976		U U		I I		340,000 0				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2021		101	237,600	2020	101	228,300	2019	101	222,000
																				101	112,700		101	112,700		101	109,700
																				101	3,700		101	3,700		101	3,700
				Total												Total		354,000		Total		344,700		Total		335,400	
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					4,000.00																						
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								101			NG																
NOTES																											
																Appraised BLDG. Value (Card)										247,900	
																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										3,700	
																Appraised Land Value (Bldg)										122,200	
																Special Land Value										0	
Total Appraised Parcel Value										373,800																	
Valuation Method										C																	
Adjustment																											
Net Total Appraised Parcel Value										373,800																	
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				
175		06-17-2011		21	SIDING		20,000								27` X 52` ABOVE G 12 X 16		07-25-2019				AO	6	INFO BY PHON				
103		04-05-2006		11	POOL		6,000										07-24-2019				334	2	MEASURED				
166		06-23-2004		10	SHED		4,700										03-02-2012				317	15	PERMIT VISIT				
																	01-18-2008				317	14	INSPECTED				
																	11-30-2007				317	2	MEASURED				
																	02-23-2007				311	15	PERMIT VISIT				
															01-11-2005				311	15	PERMIT VISIT						
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				27,830	SF	3.54	1.240	8	LAND	1.00	NG	1.00				0			1.000	4.39	122,200		
Total Card Land Units								0.64	AC	Parcel Total Land Area: 0.64								Total Land Value								122,200	

Property Location 20 MARCI AV
Vision ID 4726

Account # 4799

Map ID 61/ 33/ 7/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 11:58:22 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	4	CARPET	Adj Base Rate	94.23	
Interior Floor 2	3	HARDWOOD	RCN	335,061	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1976	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	247,900	
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
02	SHED/FR			L	192	7.48	2004	70	0.00	GD	A	1.00	1,000
07	POOL A-C	OB	Outbuildi	L	27	69.00	2006	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	220	9.20	2006	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		26.35	35,519	
FFL	1ST FLOOR	1,348	1,348		131.55	177,331	
OFF	OPEN PORCH	0	88		13.45	1,184	
PAT	PATIO	0	400		6.58	2,631	
SFL	2ND FLOOR	900	900		131.55	118,396	
Ttl Gross Liv / Lease Area		2,248	4,084	2,547		335,061	

