

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
TITUS CODY A TITUS KARA V 156 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_391118 2846758 Mailed												Description RESIDENTL. RES LAND		Code 101 101		Appraised 238400 112000		Assessed 238,400 112,000		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER																							
				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		350,400		350,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
TITUS CODY A PEREZ CHRISTIAN I C + M BUILDERS LLC NIMMO RICHARD T LE NIMMO RICHARD T +				23173 0460		04-17-2020		Q		I		347,000		00		Year 2021		Code 101 101		Assessed 271,100 104,000		Year 2020		Code 101 101		Assessed 257,200 104,000		Year 2019		Code 101 101		Assessed 250,200 101,200	
				22463 0004		11-29-2018		Q		I		359,998		00																			
				21499 0576		12-20-2016		U		I		125,000		1																			
				09729 0496		12-31-1996		U		I		1		1A																			
				02345 0129		10-25-1954		U		I		0																					
														Total		375,100		Total		361,200		Total		351,400									
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		0.00																											
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 238,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 112,000 Special Land Value 0 Total Appraised Parcel Value 350,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 350,400															
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		MG																									
NOTES																																	
FY19 ~ PL BK 379 PG 36 REC 5/2/17 INC ACREAGE TO 1.15 TAKING .81 AC FROM ABUTTING PARCEL 77-23-0. SEE P.S. #1146																																	
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					
201701370		05-01-2017		4		ADDITION		61,100		06-22-2017		100		06-20-2018		2 CAR GARAGE WI		08-14-2018						400		14		INSPECTED					
																		06-20-2018						333		15		PERMIT VISIT					
																		06-22-2017						317		2		MEASURED					
																		03-30-2006						311		2		MEASURED					
																		12-20-1999						247		3		MEAS+INSPCTD					
																		04-21-1992						131		3		MEAS+INSPCTD					
																		01-22-1981						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		RAA				40,000	SF	2.58	1.190	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	2.76	110,400								
1	101	ONE FAM		RAA				0.230	AC	7,000	1.000	0		1.00	MG	1.00				0			1.000	7,000	1,600								
Total Card Land Units								1.15	AC	Parcel Total Land Area:				1.15	Total Land Value													112,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#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	94.17	
Interior Floor 2	4	CARPET	RCN	340,626	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating	04	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	238,400	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,094		26.71	29,219	
CRL	CRAWL	0	126		6.35	801	
FFL	1ST FLOOR	1,220	1,220		133.42	162,775	
GAR	GARAGE	0	440		53.37	23,482	
OPF	OPEN PORCH	0	192		13.20	2,535	
PAT	PATIO	0	144		6.49	934	
TQS	3/4 STORY	906	1,208		100.07	120,880	
Ttl Gross Liv / Lease Area		2,126	4,424	2,553		340,626	

