

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
LOZO JARED LOZO ASHLEY 17 WELLINGTON DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	455300		455,300																	
												RES LAND		101	143300		143,300																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	18900		18,900																	
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																														
				Alt Prcl ID						Received																								
				SP Permit						NIA																								
				Chapter Land						Field 8																								
GIS ID F_393364_2849042				Mailed						Assoc Pid#						Total		617,500		617,500														
				RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
LOZO JARED FUSARO MARY R KOSOSKI LAWRENCE D + P W B + T INC PECK ARNOLD				21349		0430		09-09-2016		Q		I		515,000		00		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed			
				09800		0102		03-20-1997		U		I		1		1		2021		101	416,500		2020		101	404,700		2019		101	393,700			
				07856		0430		11-15-1991		U		V		77,000						101	132,800				101	132,800				101	128,400			
				07595		0064		11-28-1990		U		I		1		1L				101	17,300				101	13,800				101	13,800			
				06792		0223		03-31-1988		U		I		2,890,000		1		Total		566,600		Total		551,300		Total		535,900						
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				NV																		
NOTES																																		
SUB DIV #575 +717																Appraised BLDG. Value (Card)										455,300								
																Appraised Xf (B) Value (Bldg)										0								
																Appraised Ob (B) Value (Bldg)										18,900								
																Appraised Land Value (Bldg)										143,300								
																Special Land Value										0								
																Total Appraised Parcel Value										617,500								
																Valuation Method										C								
																Adjustment																		
																Net Total Appraised Parcel Value										617,500								
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						
202001810		06-09-2020		8		RENOVATION		74,800		07-16-2021		100		07-16-2021		KITCHEN & MSTR B		07-16-2021						334		15		PERMIT VISIT						
201901923		05-16-2019		25		WINDOWS		10,976		05-27-2020		100		05-27-2020		INC ENTRY DOOR		05-27-2020						400		15		PERMIT VISIT						
201701866		06-27-2017		11		POOL		44,600		03-01-2018		100				20X34 INGROUND		03-01-2018						333		15		PERMIT VISIT						
12		01-01-1992		MN		Manual Note		100,000								DWELLING		01-19-2017						317		16		FIELDREV CHG						
257		12-01-1991		MN		Manual Note		5,000								FOUNDATION		01-27-2012						317		16		FIELDREV CHG						
																		07-12-2005						274		2		MEASURED						
																		01-03-2000						250		22		MAILER SENT						
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				37,312	SF	2.74		1.400	9	LAND	1.00	NV	1.00			0			1.000	3.84		143,300								
Total Card Land Units																0.86		AC	Parcel Total Land Area:		0.86		Total Land Value										143,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.5	2.5	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		73.10
Interior Floor 1	4	CARPET	RCN		523,328
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2005
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	5		Remodel Rating		03
Full Baths	3		Year Remodeled		2020
Half Baths	1		Depreciation %		13
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		455,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	874		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	680	29.00	2017	70	0.00	GD	G	1.25	17,300
19	PATIO			L	320	5.75	2017	70	0.00	GD	G	1.25	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,748		21.57	37,712	
CFL	CATHEDRAL CE	80	80		110.44	8,835	
FFL	1ST FLOOR	1,748	1,748		107.75	188,342	
GAR	GARAGE	0	816		43.05	35,126	
HST	HALF STORY	408	816		53.87	43,961	
OPF	OPEN PORCH	0	40		10.77	431	
SFL	2ND FLOOR	1,276	1,276		107.75	137,485	
TQS	3/4 STORY	354	472		80.81	38,143	
UAT	UNFIN ATTC	0	1,276		21.53	27,476	
WDK	WOOD DECK	0	385		15.11	5,818	
Ttl Gross Liv / Lease Area		3,866	8,657	4,857		523,328	

