

State Use 101
Print Date 11/3/2021 1:56:19 PM

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																												
PHILIPPI JUSTIN E PHILIPPI VALERIE C 43 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_378176_2849881												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	176300		176,300																								
												RES LAND		101	96000		96,000																								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1400		1,400																								
				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		273,700		273,700																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
PHILIPPI JUSTIN E COSTA EDWARD W II, MISITANO GUILIO + BARBARA D,				19046	0190	12-20-2011	U	I			265,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																				
				10388	0522	07-31-1998	U	I			179,000		2021	101	168,700	2020	101	159,600	2019	101	155,100																				
				03112	0258	05-18-1965	U	I			0			101	88,800		101	88,800		101	86,300																				
														101	1,400		101	1,400		101	1,400																				
														Total	258,900	Total	249,800	Total	242,800																						
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 176,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 96,000 Special Land Value 0 Total Appraised Parcel Value 273,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 273,700																															
0001						101		MA																																	
NOTES																																									
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																			
201702399		09-01-2017		62	SOLAR		22,572		05-22-2018		100	05-22-2018		FRONT OF HOUSE		05-22-2018				400	15	PERMIT VISIT																			
201500728		04-09-2015		25	WINDOWS		20,720		04-29-2016		100	04-29-2016				04-29-2016				317	15	PERMIT VISIT																			
151		05-07-2008		11	POOL		2,000				0			REPLACE EXISTIN		12-12-2008				317	15	PERMIT VISIT																			
																05-15-2004				319	14	INSPECTED																			
																04-02-2004				250	22	MAILER SENT																			
																03-02-2004				311	2	MEASURED																			
																07-08-1991				181	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		RC				21,000	SF	4.57	1.000	5	LAND	1.00	MA	1.00				0		1.000	4.57	96,000																	
Total Card Land Units								0.48	AC	Parcel Total Land Area: 0.48								Total Land Value								96,000															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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	Percentage
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		96.18
Interior Floor 2	2	SOFTWOOD	RCN		251,870
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1965
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		176,300
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
08	POOL A-O			L	34	69.00	2008	60	0.00	AV	A	1.00	1,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,184		21.33	25,251	
FFL	1ST FLOOR	1,184	1,184		106.54	126,148	
GAR	GARAGE	0	441		42.52	18,752	
OSP	SCRN PORCH	0	96		15.54	1,492	
PAT	PATIO	0	156		5.46	852	
TQS	3/4 STORY	720	960		79.91	76,712	
WDK	WOOD DECK	0	176		15.13	2,664	
Ttl Gross Liv / Lease Area		1,904	4,197	2,364		251,870	

