

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LUPI JOSEPH LUPI KIMBERLY A 52 WOOD AV EAST LONGMEADOW MA 01028										Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 131600 69500 1100		Assessed 131,600 69,500 1,100		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC												CORNER									
				DRAINAGE				VIEW												COMMUNITY									
				SUPPLEMENTAL DATA																									
GIS ID F_374312_2855562				Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		202,200		202,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LUPI JOSEPH CLINI MICHAEL P + JANIS G				09541		0421		06-28-1996		U		I		109,100				Year		Code		Assessed		Year		Code		Assessed	
				05511		0111		10-07-1983		U		I		49,300				2021		101		125,900		2020		101		119,200	
																		101		64,300				101		62,500			
																		101		1,100				101		1,100			
				Total												191,300		Total		184,600		Total		179,400					
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																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MF																					
NOTES												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																	
																						BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result												
198	07-01-1994	MN	Manual Note		2,700					POOL		03-14-2018			333	2	MEASURED												
												10-02-2006			250	6	INFO BY PHON												
												04-15-2004			316	2	MEASURED												
												01-11-1995			107	15	PERMIT VISIT												
												05-27-1992			131	14	INSPECTED												
												06-13-1990			131	2	MEASURED												
												05-06-1980			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	RC				9,625 SF	9.5	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.22	69,500								
Total Card Land Units							0.22	AC	Parcel Total Land Area: 0.22							Total Land Value							69,500						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Basement Floor							
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys		1.00					
Stories	1.50		1 1/2 STORIES			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			100.32				
Interior Floor 1	4		CARPET			RCN			230,803				
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built			1952				
Heat Type	1		FORCED H/A			Effective Year Built			1975				
AC Type	01		NONE			Depreciation Code			AV				
Bedrooms	3					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %			43				
Extra Fixtures	0					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor			1				
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition			57				
Extra Kitchens	0					RCNLD			131,600				
Extra Kitchen St						Dep % Ovr							
FBM Sqft	542					Dep Ovr Comment							
FBM Quality	1					Misc Imp Ovr							
Fireplaces	1					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
07	POOL A-C	OB	Outbuildi	L	21	69.00	1994	60	0.00	AV	A	1.00	900
40	LEAN-TO			L	32	5.75	1995	60	0.00	AV	A	1.00	100
22	WOOD DK			L	24	9.20	1994	60	0.00	AV	A	1.00	100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,084		22.39		24,266		
EFP	ENCL PORCH					0	192		33.78		6,486		
FFL	1ST FLOOR					1,084	1,084		111.82		121,216		
GAR	GARAGE					0	336		44.60		14,984		
HST	HALF STORY					542	1,084		55.91		60,608		
OSP	SCRN PORCH					0	192		16.89		3,243		
Ttl Gross Liv / Lease Area						1,626	3,972	2,064			230,803		

