

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RUGANI BRIAN R RUGANI DEBORAH A 145 BENNETT RD HAMPDEN MA 01036 GIS ID F_384143_2853906										Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		135600						135,600							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		99100						99,100							
				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		234,700		234,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RUGANI BRIAN R				17615 0546		01-09-2009		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed			
RUGANI MARY L LIFE ESTATE ,BRIAN R + D				15995 0388		06-22-2006		U		I		1		1A		2022		101		121,500		2021		101		116,700			
RUGANI,MARY L LIFE EST				10878 0186		08-05-1999		U		I		1		1A				101		90,200				101		83,500			
RUGANI,GARY J &				10759 0042		05-10-1999		U		I		100		1A															
RUGANI JOSEPH C + MARY L,				02513 0295		12-03-1956		U		I		0				Total				211,700		Total				200,200			
																						Total				194,400			
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) 135,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 99,100 Special Land Value 0 Total Appraised Parcel Value 234,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 234,700											
Nbhd		Nbhd Name				Tracing		Batch																					
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	
																		07-31-2019						334		2		MEASURED	
																		01-18-2013						317		2		MEASURED	
																		12-13-2002						250		22		MAILER SENT	
																		12-10-2002						274		2		MEASURED	
																		04-02-1992						170		3		MEAS+INSPCTD	
																		10-14-1980						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		RA				31,749 SF		3.47	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.12		99,100				
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	140.34	
Interior Floor 2	14	ASPHL TILE	RCN	193,687	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		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	70	
Extra Kitchen St			RCNLD	135,600	
FBM Sqft	593		Dep % Ovr		
FBM Quality	1		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	912		33.04	30,129	
EFP	ENCL PORCH	0	152		82.77	12,581	
FFL	1ST FLOOR	912	912		165.54	150,976	
Ttl Gross Liv / Lease Area		912	1,976			193,687	

