

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
LUPIEN CHRISTOPHER 167 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_387051_2854565												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	152900		152,900																			
												RES LAND		101	110400		110,400																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10900		10,900																			
				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										274,200		274,200																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
LUPIEN CHRISTOPHER NUNEZ SARA PELLEGRINO MICHAEL V EDDY,WILBERT T EDDY WILBERT T + MARGARET C,				23862		0446		05-04-2021		U		I		250,000		1V		Year		Code		Assessed		Year		Code		Assessed								
				20927		0116		10-27-2015		U		I		234,000		1V		2022		101		138,000		2021		101		132,200								
				18200		0454		02-26-2010		U		I		206,000		1V				101		99,400				101		92,000								
				14928		0594		04-06-2005		U		I		100		1				101		10,900				101		10,900								
				01895		0439		10-01-1947		U		I		0																						
																Total		248,300		Total		235,100		Total		228,300										
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				Tracing				Batch																								
0001								101				MG																								
NOTES																																				
																Appraised BLDG. Value (Card)										152,900										
																Appraised Xf (B) Value (Bldg)										0										
																Appraised Ob (B) Value (Bldg)										10,900										
																Appraised Land Value (Bldg)										110,400										
																Special Land Value										0										
																Total Appraised Parcel Value										274,200										
																Valuation Method										C										
																Adjustment																				
																Net Total Appraised Parcel Value										274,200										
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								
375		12-08-2004		3		GARAGE		26,400								20` X 22` TWO CAR		12-04-2015						317		3		MEAS+INSPCTD								
																		10-08-2010						311		3		MEAS+INSPCTD								
																		01-20-2005						311		15		PERMIT VISIT								
																		09-17-2002						274		14		INSPECTED								
																		09-04-2002						250		22		MAILER SENT								
																		08-29-2002						274		2		MEASURED								
																		04-02-1992						170		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				12,983		SF	7.87	1.200	7	LAND	1.00	MG	1.00			0			TRF1		0.9		1.000		8.5		110,400					
Total Card Land Units																0.30		AC	Parcel Total Land Area:				0.30		Total Land Value										110,400	

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate		123.17
Interior Floor 2	4	CARPET	RCN		242,746
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1830
AC Type	01	NONE	Effective Year Built		1984
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	7		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		63
Extra Kitchen St			RCNLD		152,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
03	GARAGE	OB	Outbuildi	L	420	28.18	2004	70	0.00	GD	G	1.25	10,400
40	LEAN-TO			L	140	5.75	1995	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	704		30.44	21,432	
FFL	1ST FLOOR	920	920		152.00	139,841	
TQS	3/4 STORY	528	704		114.00	80,257	
WDK	WOOD DECK	0	40		30.40	1,216	
Ttl Gross Liv / Lease Area		1,448	2,368			242,746	

