

State Use 101
Print Date 12/12/2022 10:08:14

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
LOPRIORE GINO J LOPRIORE DEBRA A 696 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_387908_2856215												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	205100		205,100														
												RES LAND		101	112100		112,100														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400														
				SUPPLEMENTAL DATA										Total		317,600		317,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
LOPRIORE GINO J AEM PROPERTY INVESTMENTS LLC SAMBOR FRANK J HEIRS + DEV OF				24412		0300		02-18-2022		Q		I		364,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				23863		0380		05-04-2021		U		I		183,113		1		2022	101	128,200	2021	101	122,900	2020	101	116,600					
				02041		0454		04-12-1950		U		I		0				101	101,300	101	93,800	101	93,800								
																		101	400	101	400	101	400								
				Total		0.00										Total		229,900		Total		217,100		Total		210,800					
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																		
																APPRAISED VALUE SUMMARY															
																Appraised BLDG. Value (Card)				205,100											
																Appraised Xf (B) Value (Bldg)				0											
																Appraised Ob (B) Value (Bldg)				400											
																Appraised Land Value (Bldg)				112,100											
																Special Land Value				0											
																Total Appraised Parcel Value				317,600											
																Valuation Method				C											
																Adjustment															
																Net Total Appraised Parcel Value				317,600											
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			
202202962		10-26-2022		91		INSULATION		6,522				0				NEW KITCH & BTH,		06-20-2022		05		1		334		15		PERMIT VISIT			
202200174		01-12-2022		8		RENOVATION		40,000				100		01-25-2022				08-15-2019						334		2		MEASURED			
201102870		10-28-2011		12		REROOF		15,795										04-20-2012						317		15		PERMIT VISIT			
																		04-24-2009						317		2		MEASURED			
																				03-22-2002						250		22		MAILER SENT	
																				11-05-2001						247		2		MEASURED	
																		06-30-1992						190		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				17,411	SF	5.97		1.200	7	LAND	1.00	MG	1.00			0			TRF1	0.9	1.000	6.44		112,100			
Total Card Land Units								0.40		AC	Parcel Total Land Area: 0.40								Total Land Value								112,100				

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		116.01
Interior Floor 1	4	CARPET	RCN		266,390
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1947
Heat Type	3	FORCED H/W	Effective Year Built		1998
AC Type	01	NONE	Depreciation Code		GV
Bedrooms	3		Remodel Rating		04
Full Baths	1		Year Remodeled		2021
Half Baths	0		Depreciation %		23
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		205,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	80	7.48	1975	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,373		28.25	38,781	
EFP	ENCL PORCH	0	132		70.51	9,307	
FFL	1ST FLOOR	1,496	1,496		141.02	210,968	
OPF	OPEN PORCH	0	21		13.43	282	
WDK	WOOD DECK	0	250		28.20	7,051	
Ttl Gross Liv / Lease Area		1,496	3,272			266,390	

