

State Use 101
Print Date 12/12/2022 10:40:52

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
LUPO MICHAEL LUPO CHRISTINE 20 MARCI AVE EAST LONGMEADOW MA 01028 GIS ID F_389056_2852588												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	274800		274,800									
												RES LAND		101	135300		135,300									
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	3700		3,700									
				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		413,800		413,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LUPO MICHAEL GRAHAM ROBERT L JR +,				13419 04225 0466 0376		07-25-2003 01-22-1976		U U I I		340,000 0		VC		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
														2022	101	247,900	2021	101	237,600	2020	101	228,300				
															101	122,200		101	112,700		101	112,700				
															101	3,700		101	3,700		101	3,700				
														Total		373,800	Total	354,000	Total	344,700						
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				4,400.00																						
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name				Tracing				Batch		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 274,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,700 Appraised Land Value (Bldg) 135,300 Special Land Value 0 Total Appraised Parcel Value 413,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 413,800														
0001						101				NG																
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					
175		06-17-2011		21	SIDING		20,000							27' X 52' ABOVE G 12 X 16		07-25-2019			AO	6	INFO BY PHON					
103		04-05-2006		11	POOL		6,000									07-24-2019			334	2	MEASURED					
166		06-23-2004		10	SHED		4,700									03-02-2012			317	15	PERMIT VISIT					
																01-18-2008			317	14	INSPECTED					
																11-30-2007			317	2	MEASURED					
														02-23-2007			311	15	PERMIT VISIT							
														01-11-2005			311	15	PERMIT VISIT							
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				27,830	SF	3.89	1.250	8	LAND	1.00	NG	1.00				0		1.000	4.86	135,300		
Total Card Land Units								0.64	AC	Parcel Total Land Area: 0.64								Total Land Value								135,300

Property Location 20 MARCI AV
Vision ID 4726

Account # 4799

Map ID 61/ 33/ 7/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		105.89
Interior Floor 1	4	CARPET	RCN		371,292
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1976
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		74
Extra Kitchens	0		RCNLD		274,800
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	192	7.48	2004	70	0.00	GD	A	1.00	1,000
07	POOL A-C	OB	Outbuildi	L	27	69.00	2006	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	220	9.20	2006	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		29.20	39,360	
FFL	1ST FLOOR	1,348	1,348		145.78	196,506	
OFF	OPEN PORCH	0	88		14.91	1,312	
PAT	PATIO	0	400		7.29	2,916	
SFL	2ND FLOOR	900	900		145.78	131,199	
Ttl Gross Liv / Lease Area		2,248	4,084			371,292	

