

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
LUNSFORD RICHARD LUNSFORD CHRISTINE A 46 LENOX CIRCLE EAST LONGMEADOW MA 01028 GIS ID F_390970_2853597												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	266200		266,200																	
												RES LAND		101	135000		135,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10800		10,800																	
				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		412,000		412,000																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
LUNSFORD RICHARD OVERLOCK ROSS W + MICHELE B,				32218 LC00		LC 0000		04-28-2005 09-13-1982		U U		I I		335,000 0		1		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed			
																		2022		101	241,900		2021		101	230,700		2020		101	221,300			
																				101	121,900				101	112,700				101	112,700			
																				101	10,800				101	2,300				101	2,300			
																		Total		374,600		Total		345,700		Total		336,300						
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				NG																						
NOTES																																		
																Appraised BLDG. Value (Card)										266,200								
																Appraised Xf (B) Value (Bldg)										0								
																Appraised Ob (B) Value (Bldg)										10,800								
																Appraised Land Value (Bldg)										135,000								
																Special Land Value										0								
																Total Appraised Parcel Value										412,000								
																Valuation Method										C								
																Adjustment																		
																Net Total Appraised Parcel Value										412,000								
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						
202002111		07-20-2020		11		POOL		32,000		07-14-2021		100		07-14-2021		16X32 SEMI INGRO		07-14-2021						334		15		PERMIT VISIT						
201502877		11-30-2015		91		INSULATION		2,197				0				ADD TO DECK & S		05-02-2018						333		2		MEASURED						
138		07-06-1999		17		DECK		4,000						04-04-2007										250		P1		PHONE MESSAG						
														08-17-2006										311		2		MEASURED						
														02-15-2000										247		14		INSPECTED						
														01-06-2000										247		2		MEASURED						
														11-10-1999								247		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						27,212 SF		3.97		1.250	8	LAND	1.00	NG	1.00			0				1.000	4.96	135,000						
Total Card Land Units																0.62		AC	Parcel Total Land Area: 0.62				Total Land Value										135,000	

Property Location 46 LENOX CR
Vision ID 5304

Account # 5381

Map ID 73/ 6/ 24/ 1

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12-13-2022 8:54:05 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	103.82	
Interior Floor 2			RCN	345,751	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1982	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	266,200	
FBM Sqft	344		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
22	WOOD DK			L	72	9.20	1992	60	0.00	AV	G	1.25	500
09	POOL A-R	OB	Outbuildi	L	512	12.08	2021	70	0.00	GD	A	1.00	4,300
19	PATIO			L	1,72	5.75	2021	60	0.00	AV	A	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,147		25.19	28,897	
FFL	1ST FLOOR	1,147	1,147		126.19	144,736	
GAR	GARAGE	0	509		50.57	25,742	
OPF	OPEN PORCH	0	60		12.62	757	
OSP	SCRN PORCH	0	240		18.93	4,543	
PAT	PATIO	0	673		6.37	4,290	
SFL	2ND FLOOR	1,019	1,019		126.19	128,584	
WDK	WOOD DECK	0	327		25.08	8,202	
Ttl Gross Liv / Lease Area		2,166	5,122			345,751	

