

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
PHILIPPI JUSTIN E PHILIPPI VALERIE C 43 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_378176_2849881												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	225500		225,500														
												RES LAND		101	105600		105,600														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1400		1,400														
				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										332,500		332,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
PHILIPPI JUSTIN E COSTA EDWARD W II, MISITANO GUILIO + BARBARA D,				19046		0190		12-20-2011		U		I		265,000		2022		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				10388		0522		07-31-1998		U		I		179,000				176,300		2021		101		168,700		2020		101		159,600	
				03112		0258		05-18-1965		U		I		0		96,000		101		88,800		101		88,800		101		1,400			
																Total		273,700		Total		258,900		Total		249,800					
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor															
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int					
Total				0.00																											
ASSESSING NEIGHBORHOOD																															
Nbhd				Nbhd Name				Tracing				Batch																			
0001								101				MA																			
NOTES																															
														Appraised BLDG. Value (Card)										225,500							
														Appraised Xf (B) Value (Bldg)										0							
														Appraised Ob (B) Value (Bldg)										1,400							
														Appraised Land Value (Bldg)										105,600							
														Special Land Value										0							
														Total Appraised Parcel Value										332,500							
														Valuation Method										C							
														Adjustment																	
														Net Total Appraised Parcel Value										332,500							
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			
202103266		11-19-2021		9		ALTERATION		62,300		06-20-2022		100		03-22-2022		NEW KTCH CABS &		06-20-2022				1		334		15		PERMIT VISIT			
201702399		09-01-2017		62		SOLAR		22,572		05-22-2018		100		05-22-2018		FRONT OF HOUSE		05-22-2018						400		15		PERMIT VISIT			
201500728		04-09-2015		25		WINDOWS		20,720		04-29-2016		100		04-29-2016				04-29-2016						317		15		PERMIT VISIT			
151		05-07-2008		11		POOL		2,000				0				REPLACE EXISTIN		12-12-2008						317		15		PERMIT VISIT			
																		05-15-2004						319		14		INSPECTED			
																		04-02-2004						250		22		MAILER SENT			
																		03-02-2004						311		2		MEASURED			
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		RC				21,000	SF	5.03		1.000	5	LAND	1.00	MA	1.00			0			1.000	5.03		105,600					
Total Card Land Units								0.48	AC	Parcel Total Land Area: 0.48								Total Land Value										105,600			

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	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		107.52
Interior Floor 2	2	SOFTWOOD	RCN		292,800
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1965
AC Type	01	NONE	Effective Year Built		1998
Bedrooms	4		Depreciation Code		GV
Full Baths	2		Remodel Rating		03
Half Baths	0		Year Remodeled		2022
Extra Fixtures	0		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	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St			RCNLD		225,500
FBM Sqft	528		Dep % Ovr		
FBM Quality	3		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
08	POOL A-O			L	34	69.00	2008	60	0.00	AV	A	1.00	1,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,184		24.34	28,818	
EFB	ENCL PORCH	0	96		60.80	5,837	
FFL	1ST FLOOR	1,184	1,184		121.59	143,968	
GAR	GARAGE	0	441		48.53	21,401	
PAT	PATIO	0	156		6.24	973	
TQS	3/4 STORY	720	960		91.20	87,548	
WDK	WOOD DECK	0	176		24.18	4,256	
Ttl Gross Liv / Lease Area		1,904	4,197			292,800	

