

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
LUPU JOSEPH LUPU KIMBERLY A 52 WOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	147800		147,800																		
												RES LAND		101	76400		76,400																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1100		1,100																		
				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#																											
GIS ID F_374312_2855562												Total		225,300		225,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
LUPU JOSEPH CLINI MICHAEL P + JANIS G				09541		0421		06-28-1996		U		I		109,100				Year		Code	Assessed		Year		Code	Assessed									
				05511		0111		10-07-1983		U		I		49,300				2022		101	131,600		2021		101	125,900		2020		101	119,200				
																		101		69,500		101		64,300		101		64,300							
																		101		1,100		101		1,100		101		1,100							
																Total		202,200		Total		191,300		Total		184,600									
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				MF																							
NOTES																																			
												Appraised BLDG. Value (Card)								147,800															
												Appraised Xf (B) Value (Bldg)								0															
												Appraised Ob (B) Value (Bldg)								1,100															
												Appraised Land Value (Bldg)								76,400															
												Special Land Value								0															
												Total Appraised Parcel Value								225,300															
												Valuation Method								C															
												Adjustment																							
												Net Total Appraised Parcel Value								225,300															
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							
198		07-01-1994		MN		Manual Note		2,700								POOL		03-14-2018						333		2		MEASURED							
																		10-02-2006						250		6		INFO BY PHON							
																		04-15-2004						316		2		MEASURED							
																		01-11-1995						107		15		PERMIT VISIT							
																		05-27-1992						131		14		INSPECTED							
																		06-13-1990						131		2		MEASURED							
																		05-06-1980						500		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		RC				9,625	SF	10.45	0.760	3	LAND	1.00	MF	1.00				0			1.000	7.94	76,400										
Total Card Land Units																		0.22	AC	Parcel Total Land Area:				0.22	Total Land Value										76,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
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	112.07	
Interior Floor 2	3	HARDWOOD	RCN	259,314	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	147,800	
FBM Sqft	542		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
07	POOL A-C	OB	Outbuildi	L	21	69.00	1994	60	0.00	AV	A	1.00	900
40	LEAN-TO			L	32	5.75	1995	60	0.00	AV	A	1.00	100
22	WOOD DK			L	24	9.20	1994	60	0.00	AV	A	1.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,084		24.70	26,770
EFP	ENCL PORCH	0	192		61.68	11,843
FFL	1ST FLOOR	1,084	1,084		123.37	133,728
GAR	GARAGE	0	336		49.20	16,531
HST	HALF STORY	542	1,084		61.68	66,864
OSP	SCRN PORCH	0	192		18.63	3,578
Ttl Gross Liv / Lease Area		1,626	3,972			259,314

