

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CAPUA RALPH CAPUTO CAPUA RITA G 30 OLD PASTURE DR EAST LONGMEADOW MA 01028 GIS ID F_384677_2844078												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	686900		686,900																		
												RES LAND		101	193600		193,600																		
				DRAINAGE				VIEW		COMMUNITY																									
				SUPPLEMENTAL DATA								Total		880,500		880,500																			
				Alt Prcl ID SP Permit Chapter Land OC Dates 6/22/23 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CAPUA RALPH SODI INC DOWD JAMES J PICKNELLY,CYNTHIA R DOWD,JAMES J				25214		0368		11-02-2023		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed							
				21834		0430		08-29-2017		U		V		103,000		1		2023		101		92,000		2022		130		180,800		2021		130		167,200	
				15273		0599		08-11-2005		U		V		110,000		1				101		176,000													
				14253		0095		06-08-2004		U		V		1		1F																			
				14180		0409		05-17-2004		U		V		563,000		1		Total		268,000		Total		180,800		Total		167,200							
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																																			
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name				Tracing		Batch																											
0001						130		NS																											
NOTES																																			
FY23 ADDRESS CHANGED FROM 108 OLD FARMS TO 30 OLD PASTURE RD-SAME PARCEL ID+PID																		Appraised BLDG. Value (Card)								686,900									
																		Appraised Xf (B) Value (Bldg)								0									
																		Appraised Ob (B) Value (Bldg)								0									
																		Appraised Land Value (Bldg)								193,600									
																		Special Land Value								0									
																		Total Appraised Parcel Value								880,500									
																		Valuation Method								C									
																		Adjustment																	
																		Net Total Appraised Parcel Value								880,500									
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							
202103381		12-15-2021		2		DWELLING		385,000		05-24-2023		100		05-24-2023		NEW SFD 2986 SF,		05-24-2023 06-20-2022						400 334		25 15		OC VISIT 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		RAA				40,000		SF		3.12	1.550	2	LAND	1.00	NS	1.00			0			1.000		4.84		193,600							
1	101	ONE FAM		RAA				0.000		AC		7,000.00	1.000	0		1.00	NS	1.00			0			1.000		7,000		0							
Total Card Land Units								0.92		AC		Parcel Total Land Area: 0.92				Total Land Value										193,600									

Property Location 30 OLD PASTURE DR
Vision ID 3550 Account # 3607

Map ID 42/ 21/ 27/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/14/2023 2:05:06 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	A	VERY GOOD	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	94.43	
Interior Floor 2			RCN	686,884	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2022	
AC Type	03	FULL	Effective Year Built	2021	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	0	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	100	
Extra Kitchen St	G	GOOD	RCNLD	686,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		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
GEN	GENERATO			B	1	0.00	2023	100	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	3,015		33.95	102,345
FFL	1ST FLOOR	3,015	3,015		169.73	511,726
GAR	GARAGE	0	768		67.85	52,106
OFP	OPEN PORCH	0	84		16.16	1,358
PAT	PATIO	0	600		8.49	5,092
WDK	WOOD DECK	0	420		33.95	14,257
Ttl Gross Liv / Lease Area		3,015	7,902			686,884

