

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LUPIEN CHRISTOPHER 167 PORTER RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	166700		166,700												
												RES LAND		101	121400		121,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	12500		12,500												
				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_387051_2854565												Total		300,600		300,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LUPIEN CHRISTOPHER				23862		0446		05-04-2021		U		I		250,000		1V		Year		Code		Assessed		Year		Code		Assessed	
NUNEZ SARA				20927		0116		10-27-2015		U		I		234,000		1V		2023		101		152,900		2022		101		138,000	
PELLEGRINO MICHAEL V				18200		0454		02-26-2010		U		I		206,000		1V				101		110,400				101		99,400	
EDDY,WILBERT T				14928		0594		04-06-2005		U		I		100		1				101		10,900				101		10,900	
EDDY WILBERT T + MARGARET C,				01895		0439		10-01-1947		U		I		0				Total		274,200		Total		248,300		Total		235,100	
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								101				MG																	
NOTES																													

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	135.70	
Interior Floor 2	4	CARPET	RCN	264,557	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1830	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	166,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
03	GARAGE	OB	Outbuildi	L	420	32.00	2004	70	0.00	GD	G	1.25	11,800
40	LEAN-TO			L	140	8.00	1995	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	704		33.18	23,358	
FFL	1ST FLOOR	920	920		165.66	152,406	
TQS	3/4 STORY	528	704		124.24	87,468	
WDK	WOOD DECK	0	40		33.13	1,325	
Ttl Gross Liv / Lease Area		1,448	2,368			264,557	

