

State Use 101
Print Date 11/14/2023 7:56:26 A

CURRENT OWNER						TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT											
LUPO MICHAEL LUPO CHRISTINE 20 MARCI AVE EAST LONGMEADOW MA 01028 GIS ID F_389056_2852588																						Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW			
						TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101		295500		295,500					
																						RES LAND		101		150000		150,000					
						DRAINAGE								VIEW				COMMUNITY				RESIDNTL.		101		5200		5,200					
						SUPPLEMENTAL DATA																Total		450,700		450,700							
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
LUPO MICHAEL GRAHAM ROBERT L JR +,						13419 0466		07-25-2003		U I		340,000						Year Code Assessed		Year Code Assessed		Year Code Assessed		Year Code Assessed									
						04225 0376		01-22-1976		U I		0						2023 101 274,800		2022 101 247,900		2021 101 237,600											
																101 135,300		101 122,200		101 112,700													
																101 3,700		101 3,700		101 3,700													
						Total										413,800		Total		373,800		Total		354,000									
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												APPRaised VALUE SUMMARY															
																		Appraised BLDG. Value (Card) 295,500															
																		Appraised Xf (B) Value (Bldg) 0															
																		Appraised Ob (B) Value (Bldg) 5,200															
																		Appraised Land Value (Bldg) 150,000															
																		Special Land															

Property Location 20 MARCI AV
Vision ID 4726

Account # 4799

Map ID 61/ 33/ 7/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	B	GOOD	#Heat Sys	1.00		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		116.66	
Interior Floor 1	4	CARPET	RCN		404,758	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1976	
Heat Type	1	FORCED H/A	Effective Year Built		1994	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		27	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		73	
Extra Kitchens	0		RCNLD		295,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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
02	SHED/FR			L	192	12.00	2004	70	0.00	GD	A	1.00	1,600
07	POOL A-C	OB	Outbuildi	L	27	69.00	2006	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	220	15.00	2006	70	0.00	GD	A	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		31.83	42,907	
FFL	1ST FLOOR	1,348	1,348		158.92	214,218	
OFF	OPEN PORCH	0	88		16.25	1,430	
PAT	PATIO	0	400		7.95	3,178	
SFL	2ND FLOOR	900	900		158.92	143,024	
Ttl Gross Liv / Lease Area		2,248	4,084			404,758	

