

State Use 101
Print Date 11/14/2023 8:24:33 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
LUBEGA HANATI 53 STONEHILL RD EAST LONGMEADOW MA 01028 GIS ID F_390187_2847364												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	362600		362,600													
												RES LAND		101	156900		156,900													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6800		6,800													
				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		526,300		526,300												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
LUBEGA HANATI KRAVITZ JEFFREY M LAPLANTE HLW REALTY				37706 LC		01-25-2018		Q		I		422,500		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				23676 LC		05-26-1988		U		V		83,000				2023		101	338,500	2022	101	309,800	2021	101	297,500					
				LC00 0000		06-02-1987		U		I		49,500						101	142,900		101	145,300		101	134,900					
				LC00 0000		12-03-1985		U		V		70,000						101	6,500		101	6,500		101	6,500					
																		Total	487,900	Total	461,600	Total	438,900							
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														
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)								362,600						
0001								101				NV				Appraised Xf (B) Value (Bldg)								0						
																Appraised Ob (B) Value (Bldg)								6,800						
																Appraised Land Value (Bldg)								156,900						
																Special Land Value								0						
																Total Appraised Parcel Value								526,300						
																Valuation Method								C						
																Adjustment														
																Net Total Appraised Parcel Value								526,300						
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		
339		12-01-1994		MN		Manual Note		2,500								ALTERATION		06-27-2018						333		3		MEAS+INSPCTD		
284		09-01-1988		MN		Manual Note		20,650								POOL (I)		05-24-2007						311		3		MEAS+INSPCTD		
133		05-01-1988		MN		Manual Note		250,000								SFR		05-24-2000						247		14		INSPECTED		
																		05-09-2000						247		2		MEASURED		
																		02-13-1995						107		15		PERMIT VISIT		
																		07-08-1992						131		14		INSPECTED		
																		07-01-1992						190		1		LEFT NOTICE		
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	1.250	9	LAND	1.00	NV	1.00					0			1.000	3.9	156,000				
1	101	ONE FAM		RAA				0.130	AC	7,000.00	1.000	0		1.00	NV	1.00					0			1.000	7,000	900				
Total Card Land Units								1.05	AC	Parcel Total Land Area: 1.05								Total Land Value												156,900

Property Location 53 STONEHILL RD
 Vision ID 4882 Account # 4957

Map ID 64/ 6/ 8/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/14/2023 8:24:34 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C+	AVG. (+)	#Heat Sys	2.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	92.10	
Interior Floor 1	6	CERAMIC TL	RCN	510,746	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1988	
Heat Type	1	FORCED H/A	Effective Year Built	1992	
AC Type	03	FULL	Depreciation Code	AV	
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %	29	
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	71	
Extra Kitchens	0		RCNLD	362,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1014		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1988	25	0.00	AV	A	1.00	5,800
14	SCRN HSE			L	100	20.00	1994	25	0.00	AV	A	1.00	500
02	SHED/FR			L	168	12.00	1996	25	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,028		23.31	47,268	
CFL	CATHEDRAL CE	468	468		119.91	56,116	
FFL	1ST FLOOR	1,560	1,560		116.42	181,619	
GAR	GARAGE	0	720		46.57	33,530	
HST	HALF STORY	360	720		58.21	41,912	
OSP	SCRN PORCH	0	252		17.56	4,424	
TQS	3/4 STORY	1,170	1,560		87.32	136,214	
WDK	WOOD DECK	0	416		23.23	9,663	
Ttl Gross Liv / Lease Area		3,558	7,724			510,746	

