

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ANOWUO NANA 62 TUFTS ST EAST LONGMEADOW MA 01028 GIS ID F_374382_2853363 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	320800				320,800										
												RES LAND		101	84200				84,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1300				1,300										
				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		406,300		406,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ANOWUO NANA				24313 0255		12-17-2021		U		I		370,000		1L		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
FEDERAL NATIONAL MORTGAGE ASSOCIA				23411 0234		09-10-2020		U		I		215,500		1L		2024	101	297,000	2023	101	276,200	2022	101	252,800					
WHEELER KYLE J				16536 0110		02-28-2007		Q		I		259,000		00			101	84,200		101	76,500		101	69,500					
C & M BUILDERS AND REAL ESTATE LLC				15893 0202		05-12-2006		U		I		1		1B			101	1,300		101	900		101	900					
CAPUA,CARMINE				15621 0441		01-04-2006		U		I		185,000		1		Total		382,500	Total		353,600	Total		323,200					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY														
		Total																											
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card) 320,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 84,200 Special Land Value 0 Total Appraised Parcel Value 406,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 406,300													
0001						101		MF																					
NOTES																													
SUB DIV 984																													
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	
21		01-27-2006		4		ADDITION		58,000								22` X 19`		03-25-2024						334		2		MEASURED	
																		03-14-2018						333		2		MEASURED	
																		01-18-2008						317		15		PERMIT VISIT	
																		11-30-2006						311		15		PERMIT VISIT	
																		10-02-2006						250		22		MAILER SENT	
																		04-05-2004						316		1		LEFT NOTICE	
																		05-20-1992						131		14		INSPECTED	
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				10,000	SF	11.08	0.760	3	LAND	1.00	MF	1.00				0			1.000	8.42	84,200				
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23				Total Land Value										84,200					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description								
Style	05	CAPE	Central Vac	0	NO								
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE								
Grade	C+	AVG. (+)	Bsmt Garage										
Stories	1.75	1 3/4 STORIES	Units	1									
Foundation	3	MASONRY	MIXED USE										
Exterior Wall 1	4	VINYL	Code	Description									
Exterior Wall 2	8	BRICK VENR	101	ONE FAM									
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		133.99								
Interior Floor 1	3	HARDWOOD	RCN		356,448								
Interior Floor 2	4	CARPET	Net Other Adj										
Heat Fuel	2	GAS	Year Built		2006								
Heat Type	1	FORCED H/A	Effective Year Built		2011								
AC Type	03	FULL	Depreciation Code		GD								
Bedrooms	3		Remodel Rating		03								
Full Baths	2		Year Remodeled		2021								
Half Baths			Depreciation %		10								
Extra Fixtures	0		Functional Obsol										
Total Rooms	6		External Obsol										
Bath Style	G	GOOD	Cost Trend Factor		1								
Half Bath Style			Condition										
Kitchens	1		% Complete										
Kitchen Style	G	GOOD	Overall % Condition		90								
Extra Kitchens	0		RCNLD		320,800								
Extra Kitchen St			Dep % Ovr										
FBM Sqft	582		Dep Ovr Comment										
FBM Quality	3		Misc Imp Ovr										
FIN ATC Sqft			Misc Imp Ovr Comment										
FIN ATC Quality			Cost to Cure Ovr										
Fireplaces	1		Cost to Cure Ovr Comment										
WS Flues													
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
19	PATIO			L	182	8.00	2006	70	0.00	GD	G	1.25	1,300
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	832		33.14		27,572		
FFL	1ST FLOOR					832	832		166.10		138,194		
GAR	GARAGE					0	456		66.29		30,230		
TQS	3/4 STORY					966	1,288		124.57		160,451		
Ttl Gross Liv / Lease Area						1,798	3,408				356,448		

19

32

24

TQS GAR

24

24

TQS FFL BMT

26

19

2

32

