

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
COPPOLO ALAN F COPPOLO DREANA M 129 FRANCONIA CIRCLE EAST LONGMEADOW MA 01028 GIS ID F_375228_2851329 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	193800			193,800						
												RES LAND		101	119000			119,000						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4500			4,500						
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#								Total		317,300			317,300			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
COPPOLO ALAN F				04431 0150		06-03-1977		U	I	0			Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed	
													2024	101	181,700		2023	101	166,900		2022	101	150,300	
														101	119,000			101	108,200			101	97,500	
														101	4,500			101	3,100			101	3,100	
Total												305,200		Total		278,200		Total		250,900				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 193,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,500 Appraised Land Value (Bldg) 119,000 Special Land Value 0 Total Appraised Parcel Value 317,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 317,300							
		Total																						
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name						Tracing				Batch												
0001								101				NA												
NOTES																								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
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		148.57
Interior Floor 2	4	CARPET	RCN		265,481
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1977
AC Type	03	FULL	Effective Year Built		1994
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		73
Extra Kitchen St			RCNLD		193,800
FBM Sqft	756		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1987	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	96	15.00	1987	60	0.00	AV	A	1.00	900
02	SHED/FR			L	120	12.00	1987	60	0.00	AV	A	1.00	900
02	SHED/FR			L	240	12.00	2009	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		33.50	33,770	
FFL	1ST FLOOR	984	984		167.18	164,505	
GAR	GARAGE	0	880		66.87	58,847	
OPF	OPEN PORCH	0	48		17.41	836	
WDK	WOOD DECK	0	224		33.59	7,523	
Ttl Gross Liv / Lease Area		984	3,144			265,481	

