

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LUPIEN CHRISTOPHER 167 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_387051_2854565 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	180400		180,400										
												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#																			
										Total						314,300		314,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LUPIEN CHRISTOPHER NUNEZ SARA PELLEGRINO MICHAEL V EDDY,WILBERT T EDDY WILBERT T + MARGARET C,				23862 0446		05-04-2021		U		I		250,000		1V		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				20927 0116		10-27-2015		U		I		234,000		1V		2024		101	166,700	2023		101	152,900	2022		101	138,000
				18200 0454		02-26-2010		U		I		206,000		1V				101	121,400			101	110,400			101	99,400
				14928 0594		04-06-2005		U		I		100		1				101	12,500			101	10,900			101	10,900
				01895 0439		10-01-1947		U		I		0															
														Total		300,600		Total		274,200		Total		248,300			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int											
		</																									

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	2		CLAPBOARD				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2	8		PLYWD PANL				Adj Base Rate			148.22			
Interior Floor 1	2		SOFTWOOD				RCN			286,351			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built			1830			
Heat Type	3		FORCED H/W				Effective Year Built			1984			
AC Type	01		NONE				Depreciation Code			AG			
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %			37			
Extra Fixtures	0						Functional Obsol						
Total Rooms	7						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			63			
Extra Kitchens	0						RCNLD			180,400			
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	2						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
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		35.91	25,282			
FFL	1ST FLOOR					920	920		179.31	164,961			
TQS	3/4 STORY					528	704		134.48	94,673			
WDK	WOOD DECK					0	40		35.86	1,434			
Ttl Gross Liv / Lease Area						1,448	2,368			286,351			

