

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LANCI NICHOLAS LANCI DANIELLE 9 LINDEN AV EAST LONGMEADOW MA 01028 GIS ID F_379187_2851346 Mailed												Description RESIDENTL. RES LAND		Code 101 101		Appraised 323100 113800		Assessed 323,100 113,800		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER																			
				DRAINAGE				VIEW		COMMUNITY																			
				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		436,900		436,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
LANCI NICHOLAS LI MEI NUAN MOURAD JAD LUXTON MELISSA V LUXTON RICHARD N +,				24045 0427		08-06-2021		Q	I	399,700		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed						
				22249 0456		07-02-2018		Q	I	225,000		00	2024	101	300,100		2023	101	280,300		2022	101	255,100						
				21274 0502		07-20-2016		U	I	107,500		1		101	113,800			101	103,500			101	94,200						
				18323 0293		06-04-2010		U	I	100		1																	
				08781 0572		03-25-1994		U	I	136,000																			
Total													413,900		Total		383,800		Total		349,300								
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int														
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name						Tracing			Batch																		
0001								101			MA																		
NOTES																													
B-24-443 COMP 8/3/24																													
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						
B-24-443		07-10-2024		12	REROOF		8,000				0			HOUSE		03-09-2017					317	15	PERMIT VISIT						
202103162		11-04-2021		91	INSULATION		2,108				0			SFR		02-03-2017					119	2	MEASURED						
262		08-01-1988		MN	Manual Note		60,000						05-04-2004						318	14	INSPECTED								
													04-02-2004						250	22	MAILER SENT								
													03-08-2004						311	2	MEASURED								
													04-01-1992						107	22	MAILER SENT								
													07-24-1991					131	2	MEASURED									
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				16,349 SF		6.96	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.96		113,800				
Total Card Land Units								0.38 AC		Parcel Total Land Area: 0.38				Total Land Value										113,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C+	AVG. (+)	Bsmt Garage	12	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE 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		134.82
Interior Floor 1	4	CARPET	RCN		367,183
Interior Floor 2	15	LAMINATE	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	3		Remodel Rating		04
Full Baths	2		Year Remodeled		2018
Half Baths	0		Depreciation %		12
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		88
Extra Kitchens	0		RCNLD		323,100
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	1		Cost to Cure Ovr Comment		
WS Flues	1				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	936		34.87	32,635
FFL	1ST FLOOR	936	936		174.52	163,348
GAR	GARAGE	0	338		69.70	23,560
HST	HALF STORY	169	338		87.26	29,493
OPF	OPEN PORCH	0	216		17.77	3,839
PAT	PATIO	0	468		8.58	4,014
TQS	3/4 STORY	632	842		130.99	110,294
Ttl Gross Liv / Lease Area		1,737	4,074			367,183

