

Account # 1295

Map ID 23/ 36/ 9/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 9:15:49 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
LUVERA STEPHEN M LUVERA KATHRYN A 51 HARWICH RD EAST LONGMEADOW MA 01028 GIS ID F_380924_2855855												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	180300		180,300						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113200		113,200						
												RESIDNTL.		101	12300		12,300						
				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		305,800		305,800					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
LUVERA STEPHEN M HENAUTL ERVIN F + DORIS P,				15456 02733	0549 0187	10-28-2005 03-11-1960	U U	I I	200,000 0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
												2025	101	163,500	2024	101	150,800	2023	101	138,200			
													101	113,200		101	113,200						
													101	12,300		101	12,300						
Total		289,000		Total		276,300		Total		253,000													
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																							
9/12/14 REAR OF HOUSE ASSUMED COMPLETE FENCED												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value											
												180,300 0 12,300 113,200 0 305,800 C 305,800											
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					
286	01-01-1986	MN	Manual Note								IG POOL		09-12-2014 11-29-2003 04-27-1992 08-16-1991 05-14-1980			317 274 107 131 500	2 3 22 2 3	MEASURED MEAS+INSPCTD MAILER SENT MEASURED MEAS+INSPCTD					
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	RB				15,018	SF	7.54	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.54	113,200	
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							113,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		155.78
Interior Floor 1	4	CARPET	RCN		316,352
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	1	FORCED H/A	Effective Year Built		1982
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	F	FAIR	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		180,300
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	0		Cost to Cure Ovr Comment		
WS Flues	2				

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	648	29.00	1987	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	144	12.00	1987	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		33.82	42,203	
FFL	1ST FLOOR	1,560	1,560		168.81	263,345	
WDK	WOOD DECK	0	320		33.76	10,804	
Ttl Gross Liv / Lease Area		1,560	3,128			316,352	

