

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	352600				352,600						
												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				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
												Total		438,100		438,100									
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		
FEDERAL NATIONAL MORTGAGE ASSOCIA				23411 0234		09-10-2020		U		I		215,500		1L		2025		101	320,800	2024		101	297,000		
WHEELER KYLE J				16536 0110		02-28-2007		Q		I		259,000		00				101	84,200			101	84,200		
C & M BUILDERS AND REAL ESTATE LLC				15893 0202		05-12-2006		U		I		1		1B				101	1,300			101	1,300		
CAPUA,CARMINE				15621 0441		01-04-2006		U		I		185,000		1											
																Total		406,300		Total		382,500			
																				Total		353,600			
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				MF															
NOTES																									
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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	Percentage
Roof Structure	1	GABLE			100
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	149.08	
Interior Floor 2	4	CARPET	RCN	391,746	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths			Year Remodeled	2021	
Extra Fixtures	0		Depreciation %	10	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	352,600	
FBM Sqft	582		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
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		36.42	30,303	
FFL	1ST FLOOR	832	832		182.55	151,879	
GAR	GARAGE	0	456		72.86	33,224	
TQS	3/4 STORY	966	1,288		136.91	176,340	
Ttl Gross Liv / Lease Area		1,798	3,408			391,746	

