

State Use 101
Print Date 11/20/2025 10:19:33

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
CUPKA KYLE 88 BIRCH AV EAST LONGMEADOW MA 01028 GIS ID F_376359_2853393												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	169700		169,700																												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113600		113,600																												
												RESIDENTL.		101	5500		5,500																												
				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		288,800		288,800																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
CUPKA KYLE CHIUSANO ANTHONY V MUSHENKO LAURAA KURAS,LAURA MORRISINO,KRISTINE M &				24334 0448		12-30-2021		Q		I		254,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																				
				20331 0122		06-27-2014		U		I		135,000		1		2025		101	154,500	2024	101	143,100	2023	101	133,700																				
				17002 0432		10-23-2007		U		I		170,000						101	113,600		101	113,600		101	103,400																				
				14541 0332		10-05-2004		U		I		157,000						101	5,500																										
				10531 0150		11-18-1998		U		I		97,000				Total		273,600		Total		256,700		Total		237,100																			
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																APPRaised VALUE SUMMARY 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																													
Nbhd		Nbhd Name				Tracing				Batch																																			
0001						101				MA																																			
NOTES																																													
																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	
																202203067		11-10-2022		91		INSULATION		2,000				0				FENCE HATCHWAY PORCH STAIRS NV FAM ROOM		03-12-2024						334		2		MEASURED	
310		09-20-2005		9		ALTERATION		400								03-26-2018						333		2		MEASURED																			
309		09-20-2005		9		ALTERATION		500								11-28-2005						311		15		PERMIT VISIT																			
271		08-16-2005		9		ALTERATION		400								11-28-2005						311		15		PERMIT VISIT																			
386		12-13-2004		21		SIDING		11,000										11-28-2005						311		15		PERMIT VISIT																	
49		01-01-1985		MN		Manual Note												01-21-2005						311		15		PERMIT VISIT																	
120		01-01-1982		MN		Manual Note												04-07-2004						250		22		MAILER SENT																	
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				16,000	SF	7.10	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.1	113,600																							
Total Card Land Units 0.37 AC																Parcel Total Land Area: 0.37																Total Land Value 113,600													

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	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
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		181.69
Interior Floor 1	4	CARPET	RCN		242,431
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		1982
Heat Type	6	ELECTRC BB	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		169,700
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	684		Dep Ovr Comment		
FBM Quality	3		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	1				

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	288	32.00	2020	60	0.00	AV	A	1.00	5,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		41.07	37,455
FFL	1ST FLOOR	912	912		205.80	187,689
WDK	WOOD DECK	0	421		41.06	17,287
Ttl Gross Liv / Lease Area		912	2,245			242,431

