

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COPPOLO ALAN F COPPOLO DREANA M 129 FRANCONIA CIRCLE EAST LONGMEADOW MA 01028 GIS ID F_375228_2851329												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	213200			213,200							
												RES LAND		101	119000			119,000							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4500			4,500							
				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		336,700			336,700				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
COPPOLO ALAN F				04431 0150		06-03-1977		U	I	0			Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed		
													2025	101	193,800		2024	101	181,700		2023	101	166,900		
															119,000				119,000				108,200		
															4,500				4,500				3,100		
Total		317,300		Total		305,200		Total		278,200															
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													
Nbhd		Nbhd Name				Tracing		Batch																	
0001						101		NA																	
NOTES												Appraised BLDG. Value (Card)										213,200			
												Appraised Xf (B) Value (Bldg)										0			
												Appraised Ob (B) Value (Bldg)										4,500			
												Appraised Land Value (Bldg)										119,000			
												Special Land Value										0			
												Total Appraised Parcel Value										336,700			
												Valuation Method										C			
												Adjustment													
Net Total Appraised Parcel Value										336,700															
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-23-872 194		12-22-2023 07-01-1987		91 MN	INSULATION Manual Note		3,500 5,000				0			GAR ADDITN		03-28-2025					334	2	MEASURED		
																03-23-2018					333	3	MEAS+INSPCTD		
																06-07-2004					319	14	INSPECTED		
																04-02-2004					319	2	MEASURED		
																08-22-1990					131	11	ENTRY DENIED		
																11-16-1988					107	15	PERMIT VISIT		
																03-18-1988					130	15	PERMIT VISIT		
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				15,277 SF		7.42	1.050	6	LAND	1.00	NA	1.00			0			1.000	7.79	119,000	
Total Card Land Units								0.35	AC	Parcel Total Land Area: 0.35			Total Land Value										119,000		

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		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	165.31	
Interior Floor 2	4	CARPET	RCN	292,064	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1977	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	73	
Extra Kitchen St			RCNLD	213,200	
FBM Sqft	756		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1987	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	96	15.00	1987	60	0.00	AV	A	1.00	900
02	SHED/FR			L	120	12.00	1987	60	0.00	AV	A	1.00	900
02	SHED/FR			L	240	12.00	2009	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		36.86	37,152	
FFL	1ST FLOOR	984	984		183.92	180,977	
GAR	GARAGE	0	880		73.57	64,740	
OFP	OPEN PORCH	0	48		19.16	920	
WDK	WOOD DECK	0	224		36.95	8,276	
Ttl Gross Liv / Lease Area		984	3,144			292,064	

