

State Use 101
Print Date 11/20/2025 12:19:57

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LOPES JASON LOPES JULIE 30 HERITAGE CR EAST LONGMEADOW MA 01028 GIS ID F_386255_2855153												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	533100		533,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	156800		156,800												
															900		900												
																Total		690,800		690,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LOPES JASON ZWIRKO MICHAEL A FARKOS WILLIAM M, SAIMERI JOSEPH P , THE ALDER GROUP INC				22659		0114		05-10-2019		Q		I		569,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				19996		0386		08-30-2013		Q		I		495,500		00		2025	101	500,200	2024	101	464,300	2023	101	428,400			
				19237		0002		04-30-2012		U		I		480,000					101	156,800		101	156,800		101	142,800			
				08825		0041		05-09-1994		U		V		75,000					101	900		101	900		101	500			
				00000		0000				U				0				Total	657,900	Total	622,000	Total	571,700						
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 533,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 156,800 Special Land Value 0 Total Appraised Parcel Value 690,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 690,800															
0001						101				NV																			
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	
201502934		11-30-2015		9		ALTERATION		2,550		05-27-2016		100		05-27-2016		REPLACE OLD GA		05-27-2016						317		15		PERMIT VISIT	
151		06-21-1996		MN		Manual Note		225,000								DWELLING		05-25-2012						317		3		MEAS+INSPCTD	
																		06-10-2011						317		1		LEFT NOTICE	
																		09-12-2002						274		3		MEAS+INSPCTD	
																		01-20-1998						200		15		PERMIT VISIT	
																		12-26-1996						200		3		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		RA				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00					0			1.000	3.9	156,000			
1	101	ONE FAM		RA				0.120	AC	7,000.00	1.000	0		1.00	NV	1.00					0			1.000	7,000	800			
Total Card Land Units								1.04	AC	Parcel Total Land Area:				1.04	Total Land Value												156,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		115.66
Interior Floor 1	3	HARDWOOD	RCN		627,162
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1996
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		85
Extra Kitchens	0		RCNLD		533,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1600		Dep Ovr Comment		
FBM Quality	5		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					

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
02	SHED/FR			L	120	12.00	2013	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,639		32.90	53,921					
CFL	CATHEDRAL CE	217	217		169.70	36,824					
FFL	1ST FLOOR	1,422	1,422		164.39	233,768					
GAR	GARAGE	0	528		65.70	34,687					
HST	HALF STORY	132	264		82.20	21,700					
OFF	OPEN PORCH	0	446		16.59	7,398					
SFL	2ND FLOOR	1,391	1,391		164.39	228,672					
WDK	WOOD DECK	0	311		32.77	10,192					
Ttl Gross Liv / Lease Area		3,162	6,218			627,162					

