

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
PHILIPPI JUSTIN E PHILIPPI VALERIE C 43 ROGERS RD EAST LONGMEADOW MA 01028 GIS ID F_378176_2849881												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	294700		294,700							
												RES LAND		101	116100		116,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900							
				SUPPLEMENTAL DATA								Total		411,700		411,700								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
PHILIPPI JUSTIN E COSTA EDWARD W II, MISITANO GUILIO + BARBARA D,				19046	0190	12-20-2011	U	I			265,000		2025		101	266,000	2024	101	245,700	2023	101	225,500		
				10388	0522	07-31-1998	U	I	179,000		101	116,100			101	116,100	101	105,600						
				03112	0258	05-18-1965	U	I	0		101	1,400			101	1,400	101	1,400						
				Total										Total		383,500	Total		363,200	Total		332,500		
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 BLDG. Value (Card) 294,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 116,100 Special Land Value 0 Total Appraised Parcel Value 411,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 411,700													
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						
202103266	11-19-2021	9	ALTERATION		62,300		06-20-2022	100	03-22-2022		NEW KTCH CABS &		04-07-2025	1		334	2	MEASURED						
201702399	09-01-2017	62	SOLAR		22,572		05-22-2018	100	05-22-2018		FRONT OF HOUSE		03-05-2025			450	6	INFO BY PHON						
201500728	04-09-2015	25	WINDOWS		20,720		04-29-2016	100	04-29-2016		REPLACE EXISTIN		06-20-2022			334	15	PERMIT VISIT						
151	05-07-2008	11	POOL		2,000			0					05-22-2018			400	15	PERMIT VISIT						
													04-29-2016			317	15	PERMIT VISIT						
													12-12-2008			317	15	PERMIT VISIT						
											05-15-2004	319	14	INSPECTED										
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				21,000	SF	5.53	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.53	116,100		
Total Card Land Units							0.48	AC	Parcel Total Land Area: 0.48							Total Land Value							116,100	

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	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	143.65	
Interior Floor 2	2	SOFTWOOD	RCN	382,674	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1965	
AC Type	01	NONE	Effective Year Built	2002	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2022	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	294,700	
FBM Sqft	528		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	77	1.00			0.00	0
02	SHED/FR			L	120	12.00	2023	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	1,184		31.55	37,353
EFB	ENCL PORCH	0	96		78.80	7,565
FFL	1ST FLOOR	1,184	1,184		157.61	186,609
GAR	GARAGE	0	441		62.90	27,739
TQS	3/4 STORY	720	960		118.21	113,478
WDK	WOOD DECK	0	316		31.42	9,929
Ttl Gross Liv / Lease Area		1,904	4,181			382,674

