

State Use 101
Print Date 11/17/2025 10:54:07

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
LUPI JOSEPH LUPI KIMBERLY A 52 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374312_2855562												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	193300		193,300								
												RES LAND		101	84000		84,000								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400								
				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		277,700		277,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LUPI JOSEPH CLINI MICHAEL P + JANIS G				09541 0421		06-28-1996		U		I		109,100				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				05511 0111		10-07-1983		U		I		49,300				2025	101	175,100	2024	101	161,500	2023	101	147,800	
																101	84,000	101	84,000	101	76,400				
																101	400	101	1,300	101	1,100				
																Total	259,500	Total	246,800	Total	225,300				
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 193,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 84,000 Special Land Value 0 Total Appraised Parcel Value 277,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 277,700										
Total																									
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name				Tracing		Batch		VISIT / CHANGE HISTORY Date Type Is Id Cd Purpose/Result 03-20-2024 334 2 MEASURED 03-14-2018 333 2 MEASURED 10-02-2006 250 6 INFO BY PHON 04-15-2004 316 2 MEASURED 01-11-1995 107 15 PERMIT VISIT 05-27-1992 131 14 INSPECTED 06-13-1990 131 2 MEASURED															
0001						101		MF																	
NOTES																									
BUILDING PERMIT RECORD																									
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result	
198		07-01-1994		MN	Manual Note		2,700								POOL		03-20-2024					334	2	MEASURED	
																	03-14-2018					333	2	MEASURED	
																	10-02-2006					250	6	INFO BY PHON	
																	04-15-2004					316	2	MEASURED	
																	01-11-1995					107	15	PERMIT VISIT	
																	05-27-1992					131	14	INSPECTED	
																	06-13-1990					131	2	MEASURED	
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				9,625 SF	11.49	0.760	3	LAND	1.00	MF	1.00			0		1.000	8.73	84,000				
Total Card Land Units							0.22 AC	Parcel Total Land Area: 0.22							Total Land Value							84,000			

Property Location 52 WOOD AV
Vision ID 969

Account # 996

Map ID 1A/ 104/ 11/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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	AVERAGE	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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	4	CARPET	Adj Base Rate	150.06	
Interior Floor 2	3	HARDWOOD	RCN	339,169	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1982	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St	N	NONE	RCNLD	193,300	
FBM Sqft	542		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
40	LEAN-TO			L	32	8.00	1995	60	0.00	AV	A	1.00	200
22	WOOD DK			L	24	15.00	1994	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,084		32.30	35,014
EFP	ENCL PORCH	0	192		80.68	15,490
FFL	1ST FLOOR	1,084	1,084		161.36	174,909
GAR	GARAGE	0	336		64.35	21,622
HST	HALF STORY	542	1,084		80.68	87,455
OSP	SCRN PORCH	0	192		24.37	4,679
Ttl Gross Liv / Lease Area		1,626	3,972			339,169

