

Property Location: 44 FRANKWYN ST
Vision ID: 1540

Account #1575

MAP ID:25/ 151/ 16/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 13:12

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
KATSOUNAKIS MANUEL N ROCHE JOAN L 44 FRANKWYN ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						180,500		180,500							
													RES LAND						101		78,100		78,100					
											RESIDENTL.		101		1,300		1,300											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380855_2852730							Received Prior ID Owner Occ Y Final Area 2052 Current Ac. .23083																					
							ASSOC PID#					Total 259,900 259,900																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
KATSOUNAKIS MANUEL N HAYES JAMES E, HAYES WILTON B				11390/ 180 09420/ 0408 01836/ 0268		10/30/2000 03/18/1996 09/13/1946		U	I	165,000 1 0		G A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	174,000		2013	B	174,000		2012	B	183,800					
													2014	L	80,600		2013	L	80,600		2012	L	84,200					
													2014	O	1,200		2013	O	1,200		2012	O	1,300					
													Total:		255,800		Total:		255,800		Total:		269,300					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.														
Total:																												
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																
0001/A									101			MA																
NOTES																												
97 BP NVC SHED EST FIELD CHANGE															Appraised Bldg. Value (Card) 180,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,300 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 259,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 259,900													
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									
133	06/25/2009	25	WINDOWS			8,063			0			INCLUDES 6 FT SLIDER		12/04/2009			317	15	PERMIT VISIT									
236	07/30/2008	9	ALTERATION			1,968			0			REPLACE FRONT DOOR		01/04/2009			317	15	PERMIT VISIT									
53	04/16/1997	MN	Manual Note			1,923			0			WINDOWS		11/01/2003			274	3	MEAS+INSPCTD									
43	03/01/1995	MN	Manual Note			5,500			0			BATH REMOD		12/18/1995			107	15	PERMIT VISIT									
73	04/01/1993	MN	Manual Note			400			0			SKYLIGHT		01/27/1994			105	15	PERMIT VISIT									
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value					
1	101	ONE FAM		RC				10,055	SF	7.77	1.0000	5	1.0000	1.00	MA	1.00					1.00	7.77	78,100					
Total Card Land Units:								0.23	AC	Parcel Total Land Area:								0.23	AC	Total Land Value:								78,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft	509		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	8		PLYWD PANL				
Interior Floor 1	4		CARPET	Adj. Base Rate:		83.17	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		214,836	
AC Type	03		FULL	AYB		1946	
Bedrooms	4			EYB		1998	
Full Baths	2			Dep Code		VG	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %		16	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		84	
Bsmt Garage				Apprais Val		180,500	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	2			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,272		16.61	21,126	
FFL	1ST FLOOR	1,368	1,368		83.17	113,781	
GAR	GARAGE	0	666		33.22	22,124	
STG	STORAGE	0	28		32.68	915	
TQS	3/4 STORY	684	912		62.38	56,890	
Ttl. Gross Liv/Lease Area:		2,052	4,246	2,583		214,836	

