

Property Location: 60 OLD FARM RD

MAP ID:42/ 31/ 15/ /

Bldg Name:

State Use:101

Vision ID: 3560

Account #3617

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 14:37

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA		
POKIGO FRANCIS J JR POKIGO KATHLEEN A 60 OLD FARM RD EAST LONGMEADOW, MA 01028 Additional Owners:		1	TYPCL			Description	Code	Appraised Value	Assessed Value			
						RESIDENTL.	101	356,700	356,700			
						RES LAND	101	161,300	161,300			
						RESIDENTL.	101	35,900	35,900	VISION		
SUPPLEMENTAL DATA						Total					553,900	553,900
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385573_2843546				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
POKIGO FRANCIS J JR STUART KERMIT MICHAEL, FRICCHIONE,ROBERT L FRICCHIONE,ROBERT L WIERS FRANK C +, WARD JOSEPH E ETAL D/B/A		19793/ 55	04/26/2013	Q	I	580,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		17207/ 122	03/17/2008	U	I	700,000		2015	101	356,700	2014	B	423,300	2013	B	513,000
		14293/ 222	08/10/2004	U	I	1	H	2015	101	161,300	2014	L	170,100	2013	L	190,100
		10244/ 417	04/16/1998	U	I	79,000		2015	101	35,900						
		07875/ 0304	12/06/1991	U	V	63,000										
WARD JOSEPH E ETAL D/B/A		06972/ 0245	09/22/1988	U	I	1	B	Total:		553,900	Total:		593,400	Total:		703,100

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		NS	

NOTES					
SUB DIV #594					

Appraised Bldg. Value (Card)						356,700
Appraised XF (B) Value (Bldg)						0
Appraised OB (L) Value (Bldg)						35,900
Appraised Land Value (Bldg)						161,300
Special Land Value						0
Total Appraised Parcel Value						553,900
Valuation Method:						C
Adjustment:						0
Net Total Appraised Parcel Value						553,900

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		
201401638	05/14/2014	91	INSULATION	2,741		0			05/23/2014			317	15	PERMIT VISIT		
201301916	05/20/2013	11	POOL	55,210	05/23/2014	100	05/23/2014	23X40 INGRND	01/16/2009			317	3	MEAS+INSPCTD		
57	04/23/1998	2	DWELLING	314,000		0			10/10/2002			274	4	INFO AT DOOR		
									12/07/1998			105	2	MEASURED		

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	RAA				40,019 SF	2.20	1.8300	2	1.0000	1.00	NS	1.00			Spec Use	Spec Calc	1.00	4.03	161,300	
Total Card Land Units:			0.92	AC	Parcel Total Land Area:			0.92	AC			Total Land Value:										161,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1		YES	
Model	01		RESIDENTIAL	Central Vac	1			
Grade	B		GOOD	FBM Sqft	1389			
Stories	2.00		2 Story	Int vs Ext	S			
Foundation	1		MIXED USE					
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100	
Roof Structure	2		HIP					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:				89.16
Interior Floor 2	3		HARDWOOD					
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A	Replace Cost				419,599
AC Type	03		FULL	AYB				1998
Bedrooms	5			EYB				1999
Full Baths	3			Dep Code				GD
Half Baths	2			Remodel Rating				
Extra Fixtures	4			Year Remodeled				
Total Rooms	10			Dep %				15
Bath Style	G		GOOD	Functional Obslnc				
Kitchen Style	G		GOOD	External Obslnc				
Kitchens	1			Cost Trend Factor				1
Extra Kitchens	0			Condition				
Frame	1	WOOD	% Complete					
Basement Floor	12		Overall % Cond				85	
Bsmt Garage			Apprais Val				356,700	
Units	1		Dep % Ovr				0	
WS Flues			Dep Ovr Comment					
FBM Quality	1		Misc Imp Ovr				0	
Fireplaces	0		Misc Imp Ovr Comment					
			Cost to Cure Ovr				0	
			Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	920	29.00	2013	V		VG	85	34,000
19	PATIO			L	460	5.75	2013	A		GD	70	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,852		17.81	32,990	
CFL	CATHEDRAL CE	396	396		91.86	36,378	
FFL	1ST FLOOR	1,744	1,744		89.16	155,500	
GAR	GARAGE	0	840		35.67	29,959	
HST	HALF STORY	828	1,656		44.58	73,827	
OFP	OPEN PORCH	0	48		9.29	446	
OSP	SCRN PORCH	0	168		13.27	2,229	
PAT	PATIO	0	288		4.33	1,248	
SFL	2ND FLOOR	976	976		89.16	87,023	
Ttl. Gross Liv/Lease Area:		3,944	7,968	4,706		419,599	

