

Property Location: 21 PIONEER CR
Vision ID: 5839

Account #5921

MAP ID:87/ 20/ 25/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 14:50

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION									
KACOYANNAKIS ROBERT VAN 21 PIONEER CR EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value		Assessed Value											
											RESIDENTL.		101		254,900		254,900													
											RES LAND		101		83,500		83,500													
													RESIDENTL.		101		13,300		13,300											
SUPPLEMENTAL DATA																														
Other ID: SP Permit Chapter Land OC Dates 4/29/2011 In+Ex FY Mailed GIS ID: F_393185_2852322								Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																						
												Total				351,700		351,700												
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
KACOYANNAKIS ROBERT VAN KOWALCZYK GERALD E,					16326/ 471 04827/ 0094			11/04/2006 09/07/1979		U	I	260,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
															2015	101	254,900		2014	B	253,300		2013	B	246,700					
															2015	101	83,500		2014	L	86,200		2013	L	86,200					
															2015	101	13,300		2014	O	15,300		2013	O	15,500					
															Total:		351,700		Total:		354,800		Total:		348,400					
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																														
													Appraised Bldg. Value (Card)								254,900									
													Appraised XF (B) Value (Bldg)								0									
													Appraised OB (L) Value (Bldg)								13,300									
													Appraised Land Value (Bldg)								83,500									
													Special Land Value								0									
													Total Appraised Parcel Value								351,700									
													Valuation Method:								C									
													Adjustment:								0									
													Net Total Appraised Parcel Value								351,700									
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								
201500930		04/13/2015		12	REROOF			5,500			0			PARTIAL		04/29/2011				400	25	OC VISIT								
303		09/28/2010		4	ADDITION			180,000			0			OC 4/29/2011 1600 SF.		02/11/2011				317	2	MEASURED								
191		07/01/1987		MN	Manual Note			11,000			0			IG POOL		05/06/2004				317	3	MEAS+INSPCTD								
225		07/01/1987		MN	Manual Note			4,000			0			SHED		01/22/2000				247	14	INSPECTED								
147		01/01/1983		MN	Manual Note			0			0			GARAGE		12/02/1999				247	2	MEASURED								
5		01/01/1982		MN	Manual Note			0			0			FLUE																
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			RA				26,433 SF	3.16	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		3.16	83,500						
Total Card Land Units:									0.61	AC	Parcel Total Land Area:									0.61 AC	Total Land Value:									83,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		72.55	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		265,530	
AC Type	03		FULL	AYB		1965	
Bedrooms	3			EYB		2010	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	8			Dep %		4	
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		96	
Bsmt Garage				Apprais Val		254,900	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				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	512	29.00	1987	A		GD	70	10,400
22	WOOD DK			L	192	9.20	1987	G		GD	70	1,500
02	SHED/FR			L	216	7.48	1987	G		GD	70	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,746		14.50	25,320	
FFL	1ST FLOOR	1,760	1,760		72.55	127,687	
GAR	GARAGE	0	777		29.04	22,563	
OFP	OPEN PORCH	0	45		8.06	363	
TQS	3/4 STORY	1,235	1,647		54.40	89,598	
Ttl. Gross Liv/Lease Area:		2,995	5,975	3,660		265,530	

