

Property Location: 44 FRANKWYN ST

Account #1575

MAP ID: 25/ 151/ 16/ /

Bldg Name:

State Use: 101

Vision ID: 1540

Print Date: 12/14/2017 22:45

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M 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						191,700		191,700	
													RES LAND						101		82,400	
											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 Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
Total											275,400				275,400							

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	1	165,000		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2017	101	182,400		2016	101	180,500		2015	101	180,500	
													2017	101	80,400		2016	101	78,100		2015	101	78,100	
													2017	101	1,300		2016	101	1,300		2015	101	1,300	
													Total:		264,100		Total:		259,900		Total:		259,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)191,700 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)1,300 Appraised Land Value (Bldg)82,400 Special Land Value0 Total Appraised Parcel Value275,400 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value275,400						
Year	Type	Description		Amount	Code	Description						Number	Amount	Comm. Int.
Total:														

NBHD/ SUB				NBHD Name		Street Index Name		Tracing		Batch	
0001/A								101		MA	

NOTES											
97 BP NVC											
SHED EST FIELD CHANGE											

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 SLIDE		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	SF	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		8.19	1.0000	5	1.0000	1.00	MA	1.00			Spec Use		Spec Calc		1.00	8.19	82,400				
Total Card Land Units:										0.23	AC	Parcel Total Land Area:					0.23	AC	Total Land Value:										82,400

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		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			89.43
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			231,006
AC Type	03		FULL	AYB			1946
Bedrooms	4			EYB			2000
Full Baths	2			Dep Code			VG
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			17
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		CONCRETE	Overall % Cond			83
Bsmt Garage				Apprais Val			191,700
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			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
19	PATIO			L	323	5.75	1985	F		FR	50	800
02	SHED/FR			L	120	7.48	2013	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,272		17.86	22,716	
FFL	1ST FLOOR	1,368	1,368		89.43	122,345	
GAR	GARAGE	0	666		35.72	23,789	
STG	STORAGE	0	28		35.13	984	
TQS	3/4 STORY	684	912		67.07	61,172	
Ttl. Gross Liv/Lease Area:		2,052	4,246	2,583		231,006	

