

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: 12/15/2017 17:24

CURRENT OWNER

POKIGO FRANCIS J JR

POKIGO KATHLEEN A

60 OLD FARM RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_385573_2843546

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

568,300

Appraised Value

369,900

162,500

35,900

568,300

Assessed Value

369,900

162,500

35,900

568,300

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

POKIGO FRANCIS J JR

STUART KERMIT MICHAEL,

FRICCHIONE,ROBERT L

FRICCHIONE,ROBERT L

WIERS FRANK C +,

WARD JOSEPH E ETAL D/B/A

BK-VOL/PAGE

19793/ 55

17207/ 122

14293/ 222

10244/ 417

07875/ 0304

06972/ 0245

SALE DATE

04/26/2013

03/17/2008

08/10/2004

04/16/1998

12/06/1991

09/22/1988

q/u

Q

U

U

U

U

U

v/i

1

1

1

1

V

1

SALE PRICE

580,000

700,000

1

79,000

63,000

1

V.C.

00

H

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

360,500

165,700

35,900

562,100

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

356,700

161,300

35,900

553,900

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

356,700

161,300

35,900

553,900

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NS

NOTES

SUB DIV #594

ASSESSMENT SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201401638

05/14/2014

91

INSULATION

2,741

0

201301916

05/20/2013

11

POOL

55,210

05/23/2014

100

05/23/2014

23X40 INGRND

57

04/23/1998

2

DWELLING

314,000

0

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RAA

40,019 SF

2.32

1.7500

2

1.0000

1.00

NS

1.00

1.00

4.06

162,500

Total Card Land Units:

0.92 AC

Parcel Total Land Area:

0.92 AC

Total Land Value:

162,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
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:			95.86
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			451,119
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 %			18
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			82
Bsmt Garage				Apprais Val			369,900
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			

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		19.15	35,468	
CFL	CATHEDRAL CE	396	396		98.77	39,111	
FFL	1ST FLOOR	1,744	1,744		95.86	167,181	
GAR	GARAGE	0	840		38.34	32,209	
HST	HALF STORY	828	1,656		47.93	79,372	
OFP	OPEN PORCH	0	48		9.99	479	
OSP	SCRN PORCH	0	168		14.26	2,397	
PAT	PATIO	0	288		4.66	1,342	
SFL	2ND FLOOR	976	976		95.86	93,560	
Ttl. Gross Liv/Lease Area:		3,944	7,968	4,706		451,119	

