

Property Location: 26 VIRGINIA LN
Vision ID: 1370

Account #1405

MAP ID: 24/ 150/ 12/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 14:14

CURRENT OWNER

GIANNAKOPOULOS GEORGE I
GIANNAKOPOULOS CHRISTINE H
26 VIRGINIA LANE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

98,000

98,000

RES LAND

101

82,800

82,800

RESIDENTL.

101

5,200

5,200

Total

186,000

186,000

1006
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

GIANNAKOPOULOS GEORGE I

05342/ 0010

11/17/1982

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

90,700

2017

101

89,400

2016

101

88,400

2018

101

82,800

2017

101

80,900

2016

101

78,500

2018

101

5,200

2017

101

5,200

2016

101

5,200

Total:

178,700

Total:

175,500

Total:

172,100

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

APPRAISED VALUE 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

98,000

0

5,200

82,800

0

186,000

C

0

186,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

132

01/01/1982

MN

Manual Note

0

0

EFP

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

10/03/2014

317

2

MEASURED

11/13/2003

274

3

MEAS+INSPCTD

09/09/1991

131

3

MEAS+INSPCTD

02/14/1983

500

3

MEAS+INSPCTD

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

RB

11,250

SF

7.36

1.0000

5

1.0000

1.00

MA

1.00

1.00

7.36

82,800

Total Card Land Units:

0.26

AC

Parcel Total Land Area:

0.26

AC

Total Land Value:

82,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	653		
Stories	1.00		1 STORY	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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			125.33
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost			155,540
AC Type	01		NONE	AYB			1956
Bedrooms	3			EYB			1981
Full Baths	1			Dep Code			AG
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			37
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			63
Bsmt Garage				Apprais Val			98,000
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	1			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
03	GARAGE	OB	Outbuilding	L	308	28.18	1956	A		AV	60	5,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,004		25.09	25,192	
EFP	ENCL PORCH	0	96		37.86	3,635	
FFL	1ST FLOOR	1,004	1,004		125.33	125,836	
WDK	WOOD DECK	0	48		18.28	877	
Ttl. Gross Liv/Lease Area:		1,004	2,152	1,241		155,540	

