

Print Date: 12/06/2018 14:55

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								
KATSOUNAKIS MANUEL N ROCHE JOAN L 44 FRANKWYN ST EAST LONGMEADOW, MA 01028 Additional Owners:						TYPCL						Description		Code	Appraised Value		Assessed Value		1006 4ST LONGMEADOW, M <	

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	2		CONC BLOCK	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	4		CARPET	Adj. Base Rate:			96.58
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			249,474
Heat Type	1		FORCED H/A	AYB			1946
AC Type	03		FULL	EYB			1988
Bedrooms	4			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			30
Total Rooms	7			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			70
Basement Floor	12		CONCRETE	Apprais Val			174,600
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	2			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
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						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,272		19.29	24,532
FFL	1ST FLOOR	1,368	1,368		96.58	132,126
GAR	GARAGE	0	666		38.58	25,691
STG	STORAGE	0	28		37.94	1,062
TOS	3/4 STORY	684	912		72.44	66,063

<i>Ttl. Gross Liv/Lease Area:</i>		2,052	4,246	2,583		249,474

