

State Use 101
Print Date 12/18/2019 12:39:08

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KATSOUNAKIS MANUEL N ROCHE JOAN L 44 FRANKWYN ST EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		179500		179,500																	
												RES LAND		101		84800		84,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1300		1,300																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
GIS ID F_380855_2852730												Total		265,600		265,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
KATSOUNAKIS MANUEL N HAYES JAMES E, HAYES WILTON B				11390		0180		10-30-2000		U		I		165,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				09420		0408		03-18-1996		U		I		1		1A		2019		101		174,600		2018		101		191,700		2017		101		182,400	
				01836		0268		09-13-1946		U		I		0						101		82,400				101		82,400		101		80,400			
																				101		1,300				101		1,300		101		1,300			
				Total		0.00												Total		258300		Total		275400		Total		264100							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description																YEAR		Amount		Comm Int					
				Total		0.00																													
ASSESSING NEIGHBORHOOD																																			
Nbhd				Nbhd Name				B				Tracing				Batch																			
0001												101				MA																			
NOTES																																			
																		Appraised BLDG. Value (Card)														179,500			
																		Appraised Xf (B) Value (Bldg)														0			
																		Appraised Ob (B) Value (Bldg)														1,300			
																		Appraised Land Value (Bldg)														84,800			
																		Special Land Value														0			
																		Total Appraised Parcel Value														265,600			
																		Valuation Method														C			
																		Adjustment																	
																		Net Total Appraised Parcel Value														265,600			
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 SLI		03-22-2018						333		2		MEASURED							
236		07-30-2008		9		ALTERATION		1,968								REPLACE FRONT D		12-04-2009						317		15		PERMIT VISIT							
53		04-16-1997		MN		Manual Note		1,923								WINDOWS		01-04-2009						317		15		PERMIT VISIT							
43		03-01-1995		MN		Manual Note		5,500								BATH REMOD		11-01-2003						274		3		MEAS+INSPCTD							
73		04-01-1993		MN		Manual Note		400								SKYLIGHT		12-18-1995						107		15		PERMIT VISIT							
																		01-27-1994						105		15		PERMIT VISIT							
																		05-12-1992						131		3		MEAS+INSPCTD							
LAND LINE VALUATION SECTION																																			
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A		Adj Unit Pric		Land Value								
1	101	ONE FAM		RC				10,055	SF	8.43	1.000	5	LAND	1.00	MA	1.00					0			1.000	8.43	84,800									
Total Card Land Units																		0.231	AC	Parcel Total Land Area: 0.2308				Total Land Value										84,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
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			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		84.02
Interior Floor 1	4	CARPET	RCN		256,397
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1946
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		179,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	509		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
19	PATIO			L	323	5.75	1985	50	0.00	FR	F	0.90	800
02	SHED/FR			L	120	7.48	2013	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,272		19.82	25,213	
FFL	1ST FLOOR	1,368	1,368		99.26	135,792	
GAR	GARAGE	0	666		39.65	26,404	
STG	STORAGE	0	28		39.00	1,092	
TQS	3/4 STORY	684	912		74.45	67,896	
Ttl Gross Liv / Lease Area		2,052	4,246	2,583		256,397	

