

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
COKOTIS MARIA G COKOTIS THOMAS J 7 HELEN CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	RESIDNTL. 101 82500 82,500 RES LAND 101 84100 84,100 RESIDNTL. 101 4400 4,400												
		DRAINAGE		VIEW	COMMUNITY																	
		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_380263_2854034						Total				171,000		171,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
COKOTIS MARIA G TRASE JAMES M +, SMITH GEORGE E + MCQUILLAN JAMES D		10998	0478	11-12-1999	U	I	116,900	Year Code Assessed Year Code Assessed Year Code Assessed														
		09630	0189	09-24-1996	U	I	112,900		2019	101	80,300	2018	101	74,600	2017	101	75,200					
		08379	0072	04-07-1993	U	I	97,000		101	81,700	101	81,700	101	79,800								
		04850	0215	10-22-1979	U	I	0		101	4,400	101	4,400	101	4,400								
		Total						166400		Total		160700		Total		159400						
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) 82,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,400 Appraised Land Value (Bldg) 84,100 Special Land Value 0 Total Appraised Parcel Value 171,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 171,000									
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								
									11-14-2014			317	2	MEASURED								
									03-25-2004			250	22	MAILER SENT								
									11-11-2003			274	2	MEASURED								
									08-12-1991			181	3	MEAS+INSPCTD								
									06-18-1980			500	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				8,256 SF	10.19	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.19	84,100	
							Total Card Land Units	0.190	AC	Parcel Total Land Area: 0.1895											Total Land Value	84,100

Property Location 7 HELEN CR
Vision ID 1670

Account # 1706

Map ID 25/ 65/ 51/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 1:01:46 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	3	ALUMINUM	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		114.78
Interior Floor 1	3	HARDWOOD	RCN		144,725
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1951
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		82,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	605		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
02	SHED/FR			L	64	7.48	1988	60	0.00	AV	A	1.00	300
03	GARAGE	OB	Outbuildi	L	240	28.18	1951	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		27.94	24,144
FFL	1ST FLOOR	864	864		139.56	120,581
Ttl Gross Liv / Lease Area		864	1,728	1,037		144,725

