

State Use 101
Print Date 12/19/2019 1:27:20 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KOSINSKI ELZBIETA 674 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_388078_2855877												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		235100		235,100																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		96900		96,900																	
												RESIDNTL.		101		1500		1,500																	
				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#																											
												Total		333,500		333,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
KOSINSKI ELZBIETA COLLINS JAMES J, DONOHUE PETER B BOYAJIAN WIEZBICKI				11817 0112		08-17-2001		U		I		235,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				09323 0043		11-27-1995		U		I		165,000				2019		101		229,000		2018		101		211,500		2017		101		206,200			
				06363 0290		01-15-1987		U		I		169,900						101		94,500				101		94,500				101		92,600			
				06016 0459		02-21-1986		U		I		30,000						101		1,500				101		1,500				101		1,500			
				0000 0000		12-31-1940		U		I		0				Total		325000		Total		307500		Total		300300									
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			MG																							
NOTES																																			
																APPROAISED VALUE SUMMARY																			
																Appraised BLDG. Value (Card)										235,100									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										1,500									
																Appraised Land Value (Bldg)										96,900									
																Special Land Value										0									
Total Appraised Parcel Value										333,500																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										333,500																									
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							
40		03-31-2003		10		SHED		3,000								OC 9/9/2003		06-08-2018						333		2		MEASURED							
173		08-01-1991		MN		Manual Note		3,500								ADDITION		04-24-2009						317		2		MEASURED							
132		06-01-1990		MN		Manual Note		1,400								DECK		02-05-2004						311		15		PERMIT VISIT							
299		01-01-1986		MN		Manual Note										SFR		12-18-2001						105		15		PERMIT VISIT							
																		11-05-2001						247		3		MEAS+INSPECTD							
																		06-30-1992						190		3		MEAS+INSPECTD							
																		11-08-1991						105		15		PERMIT VISIT							
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		RA				26,993	SF	3.36	1.190	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.59	96,900											
Total Card Land Units								0.620	AC	Parcel Total Land Area: 0.6197								Total Land Value										96,900							

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	81.16	
Interior Floor 2	3	HARDWOOD	RCN	290,304	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	03	FULL	Effective Year Built	1999	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	235,100	
FBM Sqft	682		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	280	7.48	2003	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,364		19.68	26,847	
FFL	1ST FLOOR	1,364	1,364		98.34	134,138	
GAR	GARAGE	0	528		39.30	20,750	
OFP	OPEN PORCH	0	110		9.83	1,082	
PAT	PATIO	0	128		4.61	590	
STG	STORAGE	0	528		39.30	20,750	
TQS	3/4 STORY	822	1,096		73.76	80,837	
WDK	WOOD DECK	0	384		13.83	5,310	
Ttl Gross Liv / Lease Area		2,186	5,502	2,952		290,304	

