

State Use 101
Print Date 12/19/2019 5:56:44 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KOGAN OLEG KOGAN ALINA 3 WINDHAM DR EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		245700		245,700															
												RES LAND		101		115500		115,500															
												RESIDENTL.		101		13600		13,600															
				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		374,800		374,800															
GIS ID F_391874_2848739																																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KOGAN OLEG MASSACHUSETTS RESIDENTIAL,NOMINEE GADSBY,PETER D SANTOURIAN ARMINE E, SANTOURIAN ARMINE E				15232 0325		08-05-2005		U		I		390,000		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				15232 0323		08-05-2005		U		I		390,750				2019		101		238,800		2018		101		220,400		2017		101		220,500	
				11146 0177		03-31-2000		U		I		255,000						101		112,300				101		112,300				101		120,500	
				07353 0389		12-27-1989		U		I		0		1A				101		13,600				101		13,600				101		13,600	
				06992 0468		10-14-1988		U		I		278,000										Total		364700		Total		346300		Total		354600	
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 245,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,600 Appraised Land Value (Bldg) 115,500 Special Land Value 0 Total Appraised Parcel Value 374,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 374,800															
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		NV																									
NOTES																																	
SUB DIV # 555																																	
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					
201402613		10-01-2014		21		SIDING		19,970		04-06-2015		100		04-06-2015		POOL SFR		04-06-2015						317		15		PERMIT VISIT					
43		03-01-1992		MN		Manual Note		9,200						01-25-2013				317						3		MEAS+INSPCTD							
111		05-01-1987		MN		Manual Note		150,000						10-21-2010				311						2		MEASURED							
														06-15-2006				311						1		LEFT NOTICE							
														01-18-2000				250						22		MAILER SENT							
														12-22-1999				247						2		MEASURED							
																02-11-1993		131		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				29,390	SF	3.12	1.400	9	LAND	1.00	NV	1.00					0	TRF2	0.9	1.000	3.93	115,500							
Total Card Land Units								0.675	AC	Parcel Total Land Area: 0.6747								Total Land Value								115,500							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	79.55	
Interior Floor 1	4	CARPET	RCN	332,077	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1987	
Heat Type	1	FORCED H/A	Effective Year Built	1992	
AC Type	03	FULL	Depreciation Code	AV	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	26	
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	74	
Extra Kitchens	0		RCNLD	245,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1992	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	96	7.48	1992	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,472		20.71	30,481
FFL	1ST FLOOR	1,479	1,479		103.68	153,338
GAR	GARAGE	0	768		41.44	31,829
OFP	OPEN PORCH	0	64		9.72	622
SFL	2ND FLOOR	1,088	1,088		103.68	112,800
WDK	WOOD DECK	0	210		14.32	3,007
Ttl Gross Liv / Lease Area		2,567	5,081	3,203		332,077

