

State Use 101
Print Date 12/19/2019 7:00:52 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KOGAN EDWARD + ANNA KOGAN LEONID + OLEG 9 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_393158_2852565												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	116900		116,900																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	90000		90,000																		
												RESIDNTL.		101	300		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#																											
												Total		207,200		207,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
KOGAN EDWARD + ANNA KOGAN EDWARD + ANNA + LEONID, IDEAL FINANCIAL SERVICES DEROSIA PHILLIP L + VELMA				11346		0521		09-25-2000		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				08434		0405		05-28-1993		U		I		118,000		1L		2019	101	113,800	2018	101	105,600	2017	101	106,400									
				08210		0414		10-22-1992		U		I		79,000				101	87,500		101	87,500		101	85,500										
				04447		0267		07-07-1977		U		I		0				101	300																
												Total		201600		Total		193100		Total		191900													
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) 116,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 90,000 Special Land Value 0 Total Appraised Parcel Value 207,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 207,200																			
Nbhd		Nbhd Name			B			Tracing			Batch																								
0001								101			MA																								
NOTES																																			
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							
201702983		11-27-2017		91		INSULATION		2,561				0				REROOF/DOORS/		05-08-2018						333		3		MEAS+INSPCTD							
243		08-16-2004		9		ALTERATION		10,000										06-03-2008						250		P1		PHONE MESSAG							
																		08-04-2005						349		2		MEASURED							
																		01-14-2005						311		15		PERMIT VISIT							
																		01-17-2000						247		14		INSPECTED							
																		12-02-1999						247		2		MEASURED							
																		12-22-1980						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		RA				25,209	SF	3.57	1.000	5	LAND	1.00	MA	1.00				0			1.000	3.57	90,000										
Total Card Land Units																0.579		AC		Parcel Total Land Area: 0.5787				Total Land Value										90,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		93.43
Interior Floor 2	5	LINO/VINYL	RCN		205,125
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1964
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		116,900
FBM Sqft	615		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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	64	7.48	2014	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,230		22.39	27,544
EFP	ENCL PORCH	0	108		33.18	3,583
FFL	1ST FLOOR	1,290	1,290		111.97	144,438
GAR	GARAGE	0	576		44.71	25,753
WDK	WOOD DECK	0	242		15.73	3,807
Ttl Gross Liv / Lease Area		1,290	3,446	1,832		205,125

