

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
KUSELIAS GEORGE A KUSELIAS LYNN A 11 PINEYWOODS DR EAST LONGMEADOW MA 01028 GIS ID F_393826_2842024												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	191100		191,100													
												RES LAND		101	110100		110,100													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	24000		24,000													
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
Total				325,200						325,200																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
KUSELIAS GEORGE A				05578 0427		03-09-1984		U		I		94,500				Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
																2019		101	185,800		2018		101	192,600		2017		101	190,500	
																		101	107,000				101	107,000				101	104,800	
																		101	24,000				101	24,000				101	24,000	
Total														316800		Total		323600		Total		319300								
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																														
																Appraised BLDG. Value (Card)										191,100				
																Appraised Xf (B) Value (Bldg)										0				
																Appraised Ob (B) Value (Bldg)										24,000				
																Appraised Land Value (Bldg)										110,100				
																Special Land Value										0				
																Total Appraised Parcel Value										325,200				
																Valuation Method										C				
																Adjustment														
																Net Total Appraised Parcel Value										325,200				
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		
275		10-01-1993		MN		Manual Note		6,000								GARAGE		04-28-2018						333		2		MEASURED		
274		10-01-1993		MN		Manual Note		13,000								ADDITION		06-25-2005						274		2		MEASURED		
																		02-01-2000						247		14		INSPECTED		
																		11-23-1999						247		2		MEASURED		
																		02-14-1995						107		15		PERMIT VISIT		
																		03-01-1994						105		15		PERMIT VISIT		
																		04-21-1992						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		RA				31,181	SF	2.97	1.190	7	LAND	1.00	MG	1.00				0			1.000	3.53	110,100					
Total Card Land Units								0.716	AC	Parcel Total Land Area: 0.7158								Total Land Value										110,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		82.99
Interior Floor 1	4	CARPET	RCN		280,984
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1975
Heat Type	3	FORCED H/W	Effective Year Built		1986
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	32	
Extra Fixtures	0		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	68	
Extra Kitchens	0		RCNLD		191,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	701		Dep Ovr Comment		
FBM Quality	1		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	1981	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	80	7.48	1985	60	0.00	AV	A	1.00	400
04	GARAGE/L			L	576	30.48	1994	70	0.00	GD	A	1.00	12,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,168		20.84	24,343	
FFL	1ST FLOOR	1,520	1,520		104.03	158,125	
GAR	GARAGE	0	528		41.57	21,950	
OFP	OPEN PORCH	0	96		10.84	1,040	
TQS	3/4 STORY	684	912		78.02	71,156	
WDK	WOOD DECK	0	298		14.66	4,369	
Ttl Gross Liv / Lease Area		2,204	4,522	2,701		280,984	

