

State Use 101
Print Date 12/19/2019 8:44:17 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
KATSOUNAKIS MICHAEL T KATSOUNAKIS THEA E 67 FAVORITE LN EAST LONGMEADOW MA 01028 GIS ID F_386690_2841441				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL. RES LAND		101 101		360600 177800		360,600 177,800											
				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#																					
Total												538,400		538,400															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KATSOUNAKIS MICHAEL T FAVORITA REALTY ILLC, MCMAHON GARY D				12447 10691 0000		0425 0050 0000		07-17-2002 03-19-1999 U U U		U U U		V V U		132,000 1 0		1P 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																2019	101 101	350,600 173,000	2018	101 101	350,100 173,000	2017	101 101	336,600 176,200					
				Total		0.00												523600		Total		523100		Total		512800			
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		NS																					
NOTES																													
SUB DIV 841 SUB DIV 867/877												Appraised BLDG. Value (Card)		360,600															
												Appraised Xf (B) Value (Bldg)		0															
												Appraised Ob (B) Value (Bldg)		0															
												Appraised Land Value (Bldg)		177,800															
												Special Land Value		0															
												Total Appraised Parcel Value		538,400															
												Valuation Method		C															
												Adjustment																	
												Net Total Appraised Parcel Value		538,400															
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	
187		07-02-2002		2		DWELLING		170,000								OC 10/20/2003		07-03-2018 04-10-2009 03-06-2009 02-05-2004 02-06-2003						333 317 317 311 274		2 14 2 14 2		MEASURED INSPECTED MEASURED INSPECTED MEASURED	
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		RAA				40,000	SF	2.39	1.750	2		LAND	1.00	NS	1.00				0			1.000	4.18		167,200		
1	101	ONE FAM		RAA				1.520	AC	7,000.00	1.000	0			1.00	NS	1.00				0			1.000	7,000.00		10,600		
Total Card Land Units								2,438	AC	Parcel Total Land Area: 2.4383								Total Land Value								177,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		67.53
Interior Floor 1	3	HARDWOOD	RCN		396,225
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	3	FORCED H/W	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		91
Extra Kitchens	0		RCNLD		360,600
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			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,685		20.16	54,141
BNT	BSMT ENTRY	0	30		6.72	202
FFL	1ST FLOOR	2,685	2,685		100.82	270,703
GAR	GARAGE	0	720		40.33	29,036
HST	HALF STORY	360	720		50.41	36,295
OFP	OPEN PORCH	0	80		10.08	807
WDK	WOOD DECK	0	356		14.16	5,041
Ttl Gross Liv / Lease Area		3,045	7,276	3,930		396,225

