

State Use 101
Print Date 12/20/2019 8:01:11 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KOSINSKI SARAH I KOSINSKI MARCIN 34 WINDSOR LN EAST LONGMEADOW MA 01028 GIS ID F_380601_2843160												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		326500		326,500															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		128800		128,800															
				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		455,300		455,300																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KOSINSKI SARAH I DRAKE JEFFREY J WESLEY STEVEN R DAVIS JOHN + STEPHEN A, ASM + CO INC				22105 0493		03-26-2018		Q		I		450,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				21849 0549		09-08-2017		Q		I		439,500		00		2019		101		317,500		2018		101		293,500		2017		101		280,300	
				16869 0577		08-13-2007		U		V		90,000		1P				101		125,200				101		125,200				101		134,500	
				09348 0266 0000 0000		12-27-1995		U U		V V		745,000 0		1		Total		442700		Total		418700		Total		414800							
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																APPROAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								326,500															
0001						101		NV		Appraised Xf (B) Value (Bldg)								0															
														Appraised Ob (B) Value (Bldg)								0											
														Appraised Land Value (Bldg)								128,800											
														Special Land Value								0											
														Total Appraised Parcel Value								455,300											
														Valuation Method								C											
														Adjustment																			
														Net Total Appraised Parcel Value								455,300											
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					
259		08-16-2007		2		DWELLING		168,200				100		01-18-2008		OC 12/17/2007		12-19-2017 01-18-2008 01-18-2008 01-11-2008						400 317 317 317		14 14 2		INSPECTED 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		RA				30,086	SF	3.06	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.28	128,800										
Total Card Land Units								0.691	AC	Parcel Total Land Area: 0.6907								Total Land Value								128,800							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		77.88
Interior Floor 1	4	CARPET	RCN		347,383
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2007
Heat Type	1	FORCED H/A	Effective Year Built		2012
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		94
Extra Kitchens	0		RCNLD		326,500
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	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,290		20.64	26,627	
CFL	CATHEDRAL CE	200	200		106.30	21,260	
FFL	1ST FLOOR	1,090	1,090		103.20	112,492	
GAR	GARAGE	0	768		41.25	31,683	
HST	HALF STORY	384	768		51.60	39,630	
SFL	2ND FLOOR	1,090	1,090		103.20	112,492	
WDK	WOOD DECK	0	224		14.28	3,199	
Ttl Gross Liv / Lease Area		2,764	5,430	3,366		347,383	

