

Property Location Vision ID 1232		40 SHAWMUT ST Account # 1267		Map ID 23/ 11/ 105/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 11-03-2020 11:36:32	
-------------------------------------	--	---------------------------------	--	-----------------------------------	--	---------------------------	--	---------------	--	---	--

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KOFSKY STEVEN 40 SHAWMUT ST EAST LONGMEADOW MA 01028 GIS ID F_379789_2856691		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	139900	139,900												
						RES LAND	101	88300	88,300												
						RESIDNTL.	101	300	300												
SUPPLEMENTAL DATA						Total				228,500	228,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KOFSKY STEVEN CLOONAN THERESA J LE SEARS KAREN E CLOONAN ROBERT E +,		20604	0473	02-24-2015	Q	I	240,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		12516	0129	08-16-2002	U	I	100	1A	2020	101	127,800	2019	101	124,300	2018	101	114,600				
		03136	0649	08-31-1965	U	I	0			101	88,300		101	85,800		101	85,800				
										101	300		101	300		101	300				
		Total						Total		216400	Total		210400	Total		200700					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 139,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 88,300 Special Land Value 0 Total Appraised Parcel Value 228,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 228,500												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
EFP BETWEEN HOUSE & GARAGE 4/15																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201903414	12-18-2019	4	ADDITION	30,000	06-26-2020	100	06-26-2020	ADDITION 1 CAR T	06-26-2020			334	15	PERMIT VISIT							
201501538	05-12-2015	91	INSULATION	2,228		0			04-10-2015			317	3	MEAS+INSPCTD							
201201026	03-05-2012	GEN	GENERATOR	9,500					06-01-2012			317	15	PERMIT VISIT							
									11-29-2003			274	3	MEAS+INSPCTD							
									08-15-1991			131	3	MEAS+INSPCTD							
									07-16-1980			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	RB				19,455 SF	4.54	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.54	88,300
Total Card Land Units							0.447	AC	Parcel Total Land Area: 0.4466							Total Land Value					88,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	100.56	
Interior Floor 2	6	CERAMIC TL	RCN	199,789	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1958	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		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	70	
Extra Kitchen St			RCNLD	139,900	
FBM Sqft			Dep % Ovr		
FBM Quality			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	80	7.48	1980	50	0.00	FR	A	1.00	300
GEN	GENERATO			B	0	0.00	1988	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		22.57	28,171	
EFP	ENCL PORCH	0	110		33.81	3,719	
FFL	1ST FLOOR	1,248	1,248		112.68	140,630	
GAR	GARAGE	0	528		45.03	23,776	
WDK	WOOD DECK	0	224		15.59	3,493	
Ttl Gross Liv / Lease Area		1,248	3,358	1,773		199,789	

