

Property Location

26 VIRGINIA LN

Map ID

24/ 150/ 12/ /

Bldg Name

State Use

101

Vision ID

1370

Account #

1405

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:56:24

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GIANNAKOPOULOS GEORGE I LE GIANNAKOPOULOS CHRISTINE H LE 26 VIRGINIA LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	106100	106,100												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	85300	85,300												
										RESIDNTL.	101	5200	5,200												
		SUPPLEMENTAL DATA								Total				196,600	196,600										
GIS ID		F_381558_2854481		Mailed		Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GIANNAKOPOULOS GEORGE I LE GIANNAKOPOULOS GEORGE I		22887		592		10-04-2019		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		05342		0010		11-17-1982		U		I		0				2020	101	100,700	2019	101	98,000	2018	101	90,700	
															101	85,300		101	82,800		101	82,800			
															101	5,200		101	5,200		101	5,200			
		Total												Total		191200	Total	186000	Total	178700					
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									
Nbhd		Nbhd Name		B		Tracing		Batch												Appraised BLDG. Value (Card)		106,100			
0001						101		MA												Appraised Xf (B) Value (Bldg)		0			
																Appraised Ob (B) Value (Bldg)		5,200							
																Appraised Land Value (Bldg)		85,300							
																Special Land Value		0							
																Total Appraised Parcel Value		196,600							
																Valuation Method		C							
																Adjustment									
																Net Total Appraised Parcel Value		196,600							
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											
132	01-01-1982	MN	Manual Note					EFP	10-03-2014			317	2	MEASURED											
									11-13-2003			274	3	MEAS+INSPCTD											
									09-09-1991			131	3	MEAS+INSPCTD											
									02-14-1983			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				11,250 SF	7.58	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.58	85,300				
Total Card Land Units							0.258	AC	Parcel Total Land Area:				0.2583	Total Land Value							85,300				

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			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				115.84		
Interior Floor 1	3		HARDWOOD				RCN				168,471		
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built				1956		
Heat Type	3		FORCED H/W				Effective Year Built				1981		
AC Type	01		NONE				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				37		
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				63		
Extra Kitchens	0						RCNLD				106,100		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	653						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
03	GARAGE	OB	Outbuildi	L	308	28.18	1956	60	0.00	AV	A	1.00	5,200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,004		27.18	27,287			
EFP	ENCL PORCH					0	96		41.01	3,937			
FFL	1ST FLOOR					1,004	1,004		135.75	136,297			
WDK	WOOD DECK					0	48		19.80	950			
Ttl Gross Liv / Lease Area						1,004	2,152	1,241		168,471			

