

Property Location

44 FRANKWYN ST

Map ID

25/ 151/ 16/ /

Bldg Name

State Use

101

Vision ID

1540

Account #

1575

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:21:03

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
KATSOUNAKIS MANUEL N ROCHE JOAN L 44 FRANKWYN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	189200	189,200		
						RES LAND	101	84800	84,800		
						RESIDNTL.	101	1300	1,300		
		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#					
GIS ID F_380855_2852730						Total				275,300	275,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KATSOUNAKIS MANUEL N HAYES JAMES E, HAYES WILTON B		11390	0180	10-30-2000	U	I	165,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09420	0408	03-18-1996	U	I		1A	2020	101	179,500	2019	101	174,600	2018	101	191,700
		01836	0268	09-13-1946	U	I				101	84,800		101	82,400		101	82,400
										101	1,300		101	1,300		101	1,300
		Total						Total		265600	Total		258300	Total		275400	

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) 189,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 275,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 275,300									
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0001						101		MA										

NOTES									

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					
133	06-25-2009	25	WINDOWS	8,063				INCLUDES 6 FT SLI REPLACE FRONT D WINDOWS BATH REMOD SKYLIGHT	03-22-2018			333	2	MEASURED					
236	07-30-2008	9	ALTERATION	1,968		0			12-04-2009				317	15	PERMIT VISIT				
53	04-16-1997	MN	Manual Note	1,923					01-04-2009				317	15	PERMIT VISIT				
43	03-01-1995	MN	Manual Note	5,500					11-01-2003				274	3	MEAS+INSPCTD				
73	04-01-1993	MN	Manual Note	400					12-18-1995				107	15	PERMIT VISIT				
									01-27-1994			105	15	PERMIT VISIT					
									05-12-1992			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	RC				10,055 SF	8.43	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.43	84,800		
Total Card Land Units							0.231	AC	Parcel Total Land Area: 0.2308							Total Land Value							84,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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		89.39
Interior Floor 1	4	CARPET	RCN		270,267
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1946
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		189,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	509		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		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
19	PATIO			L	323	5.75	1985	50	0.00	FR	F	0.90	800
02	SHED/FR			L	120	7.48	2013	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,272		20.89	26,577	
FFL	1ST FLOOR	1,368	1,368		104.63	143,138	
GAR	GARAGE	0	666		41.79	27,832	
STG	STORAGE	0	28		41.11	1,151	
TQS	3/4 STORY	684	912		78.47	71,569	
Ttl Gross Liv / Lease Area		2,052	4,246	2,583		270,267	

