

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
KOSTORIZOS JAMES 162 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_383707_2851645												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	51700		51,700														
												RES LAND		101	77400		77,400														
				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		129,100		129,100															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
KOSTORIZOS JAMES MTGLQ INVESTORS LP WARREN AMY C MCCRACKEN,MARION I				22584 479		03-13-2019		U		I		114,884		1L		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed				
				22513 0110		01-07-2019		U		I		151,000		1L		2020		101	47,800	2019		101	88,200	2018		101	81,400				
				16301 0223		11-01-2006		U		I		165,000						101	77,400			101	75,000			101	75,000				
				04298 0328		07-27-1976		U		I		0																			
														Total		125200		Total		163200		Total		156400							
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				MA															
NOTES																															
NC-RENO IN PROGRESS																Appraised BLDG. Value (Card)								51,700							
																Appraised Xf (B) Value (Bldg)								0							
																Appraised Ob (B) Value (Bldg)								0							
																Appraised Land Value (Bldg)								77,400							
																Special Land Value								0							
																Total Appraised Parcel Value								129,100							
																Valuation Method								C							
																Adjustment															
																Net Total Appraised Parcel Value								129,100							
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			
202001896		06-17-2020		9		ALTERATION		15,500		06-29-2020		0				VINYL SIDING, WIN		06-29-2020						334		15		PERMIT VISIT			
201902816		09-04-2019		91		INSULATION		3,000				0						08-20-2019						334		9		UNOCCUPIED			
201902813		09-04-2019		8		RENOVATION		40,500		06-29-2020		0				NEW KITC & BTH, R		02-01-2013						317		3		MEAS+INSPCTD			
324		11-01-1993		MN		Manual Note		2,065								ROOFING		11-21-2002						274		3		MEAS+INSPCTD			
																		02-10-1994						105		15		PERMIT VISIT			
																		02-19-1992						170		3		MEAS+INSPCTD			
																		10-07-1980						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		RA				13,068	SF	6.58		1.000	5	LAND	1.00	MA	1.00			0				TRF2	0.9	1.000	5.92		77,400		
Total Card Land Units								0.300	AC	Parcel Total Land Area: 0.3000								Total Land Value												77,400	

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	2	CONC BLOCK	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	107.10	
Interior Floor 2			RCN	172,255	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	4	RADIANT HW	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	2		Depreciation Code	GV	
Full Baths	1		Remodel Rating	04	
Half Baths	0		Year Remodeled	2020	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	4		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition	NC	
Kitchen Style	G	GOOD	% Complete	30	
Extra Kitchens	0		Overall % Condition	30	
Extra Kitchen St			RCNLD	51,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	895		24.82	22,214					
FFL	1ST FLOOR	1,035	1,035		124.10	128,447					
GAR	GARAGE	0	399		49.77	19,856					
OPF	OPEN PORCH	0	138		12.59	1,737					
Ttl Gross Liv / Lease Area		1,035	2,467	1,388			172,255				

