

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
CZELUSNIAK STEVEN E CZELUSNIAK KATIE M 43 JAMES ST EAST LONGMEADOW MA 01028 GIS ID F_376461_2851602												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	234500		234,500										
												RES LAND		101	92200		92,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3400		3,400										
				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		330,100		330,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
CZELUSNIAK STEVEN E TENGSGREN MARK L MCGUNNIGLE TIMOTHY A +, DEANE DONAL				21690 0404		05-22-2017		Q		I		327,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				11176 0498		04-28-2000		U		I		185,000				2020		101	225,600	2019	101	219,500	2018	101	203,200		
				6175 0302		07-31-1986		U		I		139,900						101	92,200		101	89,400		101	89,400		
				04158 0018		07-23-1975		U		I		0						101	3,400		101	3,400		101	3,400		
														Total		321200		Total		312300		Total		296000			
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		NA																			
NOTES																Appraised BLDG. Value (Card)								234,500			
																Appraised Xf (B) Value (Bldg)								0			
																Appraised Ob (B) Value (Bldg)								3,400			
																Appraised Land Value (Bldg)								92,200			
																Special Land Value								0			
																Total Appraised Parcel Value								330,100			
																Valuation Method								C			
																Adjustment											
																Net Total Appraised Parcel Value								330,100			
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				
201801250		04-11-2018		11	POOL		3,000		05-29-2019		100	05-29-2019		REPLACE EXISTIN		05-29-2019					334	15	PERMIT VISIT				
201703115		12-19-2017		20	WOOD STOVE		2,800		05-22-2018		100	01-10-2018				05-22-2018					400	15	PERMIT VISIT				
201600470		03-04-2016		62	SOLAR		22,000		03-16-2017		100	03-16-2017				03-16-2017					317	15	PERMIT VISIT				
263		09-02-2004		4	ADDITION		95,000							SEE NOTES		11-28-2005					311	15	PERMIT VISIT				
6		01-16-2003		7	REMODEL		12,000									12-14-2004					311	15	PERMIT VISIT				
266		09-19-2002		7	REMODEL		1,000							FINISH ROOM IN B		03-29-2004					319	3	MEAS+INSPCTD				
181		07-09-2001		11	POOL		4,500									01-28-2004					296	15	PERMIT VISIT				
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				20,222	SF	4.38		1.040	6	LAND	1.00	NA	1.00				0			1.000	4.56	92,200	
Total Card Land Units								0.464	AC	Parcel Total Land Area: 0.4642								Total Land Value								92,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			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	84.31	
Interior Floor 2			RCN	321,292	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1974	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	5		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	73	
Extra Kitchen St			RCNLD	234,500	
FBM Sqft	907		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2018	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	180	9.20	2001	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	160	7.48	2001	70	0.00	GD	G	1.25	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1992	73	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,296		19.74	25,581	
FFL	1ST FLOOR	1,632	1,632		98.77	161,189	
GAR	GARAGE	0	384		39.61	15,210	
OFP	OPEN PORCH	0	36		10.97	395	
SFL	2ND FLOOR	1,166	1,166		98.77	115,163	
WDK	WOOD DECK	0	272		13.80	3,753	
Ttl Gross Liv / Lease Area		2,798	4,786	3,253		321,292	

