

State Use 101
Print Date 11-03-2020 7:44:20 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
KOSINSKI ELZBIETA 674 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_388078_2855877												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	244500		244,500													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	96900		96,900													
												RESIDENTL.		101	1500		1,500													
				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		342,900		342,900														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
KOSINSKI ELZBIETA COLLINS JAMES J, DONOHUE PETER B BOYAJIAN WIEZBICKI				11817 0112		08-17-2001		U		I		235,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				09323 0043		11-27-1995		U		I		165,000				2020	101	235,100	2019	101	229,000	2018	101	211,500						
				06363 0290		01-15-1987		U		I		169,900																		
				06016 0459		02-21-1986		U		I		30,000																		
0000 0000				12-31-1940		U		I		0				Total		333500		Total		325000		Total		307500						
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 Appraised BLDG. Value (Card) 244,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 96,900 Special Land Value 0 Total Appraised Parcel Value 342,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 342,900														
Nbhd			Nbhd Name			B			Tracing			Batch																		
0001									101			MG																		
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							
40		03-31-2003		10	SHED		3,000								OC 9/9/2003		06-08-2018				333	2	MEASURED							
173		08-01-1991		MN	Manual Note		3,500								ADDITION		04-24-2009				317	2	MEASURED							
132		06-01-1990		MN	Manual Note		1,400								DECK		02-05-2004				311	15	PERMIT VISIT							
299		01-01-1986		MN	Manual Note										SFR		12-18-2001				105	15	PERMIT VISIT							
																	11-05-2001				247	3	MEAS+INSPCTD							
																	06-30-1992				190	3	MEAS+INSPCTD							
																	11-08-1991				105	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		RA				26,993	SF	3.36	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.59	96,900					
																Total Card Land Units				0.620	AC	Parcel Total Land Area: 0.6197				Total Land Value				96,900

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	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	4	CARPET	Adj Base Rate	86.34	
Interior Floor 2	3	HARDWOOD	RCN	305,596	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	20	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	80	
Extra Kitchen St			RCNLD	244,500	
FBM Sqft	682		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	280	7.48	2003	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,364		20.72	28,261	
FFL	1ST FLOOR	1,364	1,364		103.52	141,204	
GAR	GARAGE	0	528		41.37	21,843	
OFP	OPEN PORCH	0	110		10.35	1,139	
PAT	PATIO	0	128		4.85	621	
STG	STORAGE	0	528		41.37	21,843	
TQS	3/4 STORY	822	1,096		77.64	85,095	
WDK	WOOD DECK	0	384		14.56	5,590	
Ttl Gross Liv / Lease Area		2,186	5,502	2,952		305,596	

