

State Use 101
Print Date 11-04-2020 9:24:11 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KOGAN OLEG KOGAN ALINA 3 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_391874_2848739												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		252600		252,600																	
												RES LAND		101		115500		115,500																	
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		13600		13,600																	
				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		381,700		381,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
KOGAN OLEG MASSACHUSETTS RESIDENTIAL,NOMINEE GADSBY,PETER D SANTOURIAN ARMINE E, SANTOURIAN ARMINE E				15232		0325		08-05-2005		U		I		390,000		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				15232		0323		08-05-2005		U		I		390,750				2020		101		245,700		2019		101		238,800		2018		101		220,400	
				11146		0177		03-31-2000		U		I		255,000						101		115,500				101		112,300		101		112,300			
				07353		0389		12-27-1989		U		I		0		1A				101		13,600				101		13,600		101		13,600			
				06992		0468		10-14-1988		U		I		278,000																					
				Total		0.00												Total		374800		Total		364700		Total		346300							
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 BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																	
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						101		NV																											
NOTES																		SUB DIV # 555																	
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							
202002685		10-01-2020		62		SOLAR		25,000		04-06-2015		0		04-06-2015		POOL SFR		04-06-2015						317		15		PERMIT VISIT							
201402613		10-01-2014		21		SIDING		19,970		100				01-25-2013				317						3		MEAS+INSPCTD									
43		03-01-1992		MN		Manual Note		9,200						10-21-2010				311						2		MEASURED									
111		05-01-1987		MN		Manual Note		150,000						06-15-2006				311						1		LEFT NOTICE									
														01-18-2000				250						22		MAILER SENT									
														12-22-1999				247						2		MEASURED									
																02-11-1993		131		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				29,390	SF	3.12	1.400	9	LAND	1.00	NV	1.00			0	TRF2	0.9	1.000	3.93	115,500											
Total Card Land Units								0.675	AC	Parcel Total Land Area: 0.6747								Total Land Value								115,500									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		84.63
Interior Floor 1	4	CARPET	RCN		350,789
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		1990
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		28
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	0		RCNLD		252,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1992	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	96	7.48	1992	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,472		21.87	32,199
FFL	1ST FLOOR	1,479	1,479		109.52	161,978
GAR	GARAGE	0	768		43.78	33,622
OFP	OPEN PORCH	0	64		10.27	657
SFL	2ND FLOOR	1,088	1,088		109.52	119,157
WDK	WOOD DECK	0	210		15.12	3,176
Ttl Gross Liv / Lease Area		2,567	5,081	3,203		350,789

