

State Use 101
Print Date 11-04-2020 10:23:36

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
KOSIBA KATHRYN G KOSIBA JAMES M 40 LONGVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_392618_2852855												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	99200		99,200										
												RES LAND		101	90000		90,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2300		2,300										
				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		191,500		191,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
KOSIBA KATHRYN G WRIGHT KATHRYN G, BEAUREGARD JENNIFER, ROBINSON,RICHARD CAOQUETTE JOSEPH A V +,				19168	0312	03-19-2012	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				18264	0583	04-22-2010	U	I	182,000		1A	2020	101	93,900	2019	101	91,200	2018	101	84,100							
				18225	0437	03-23-2010	U	I	1			101	90,000	101	87,500	101	87,500										
				14582	0253	10-01-2004	U	I	200,000			101	1,600	101	1,600	101	1,600										
				04644	0301	08-18-1978	U	I	0		Total	185500		Total		180300		Total		173200							
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					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								99,200									
0001						101		MA		Appraised Xf (B) Value (Bldg)								0									
NOTES										Appraised Ob (B) Value (Bldg)								2,300									
										Appraised Land Value (Bldg)								90,000									
										Special Land Value								0									
										Total Appraised Parcel Value								191,500									
										Valuation Method								C									
										Adjustment																	
										Net Total Appraised Parcel Value								191,500									
										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	
										202001678	05-26-2020	11	POOL		700	07-02-2020	100	07-02-2020	15' ABOVE GROUN		07-02-2020			334	15	PERMIT VISIT	
201400610	03-21-2014	10	SHED		5,327	05-23-2014	100	05-23-2014	12X20 REPLACE E		05-23-2014			317	15	PERMIT VISIT											
201201407	03-26-2012	91	INSULATION		1,700						07-11-2012			317	15	PERMIT VISIT											
63	04-27-1998	4	ADDITION		2,000				OSP/SIDING/WIND		03-18-2011			317	16	FIELDREV CHG											
169	06-26-1995	17	DECK		500				95 BP REPLACE EX		05-18-2010			317	3	MEAS+INSPCTD											
											11-08-2005			250	11	ENTRY DENIED											
											08-18-2005			349	2	MEASURED											
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				25,000 SF	3.6	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.6	90,000						
Total Card Land Units							0.574 AC	Parcel Total Land Area: 0.5739							Total Land Value							90,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	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		117.98
Interior Floor 2	5	LINO/VINYL	RCN		157,396
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1955
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	5		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		63
Extra Kitchen St			RCNLD		99,200
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	77	7.48	1970	50	0.00	FR	F	0.90	300
02	SHED/FR			L	240	7.48	2013	70	0.00	GD	A	1.00	1,300
07	POOLA-C	OB	Outbuildi	L	15	69.00	2020	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	942		26.40	24,866	
EFB	ENCL PORCH	0	192		39.96	7,671	
FFL	1ST FLOOR	942	942		132.27	124,594	
OFF	OPEN PORCH	0	24		11.02	265	
Ttl Gross Liv / Lease Area		942	2,100	1,190		157,396	

