

State Use 101
Print Date 11-04-2020 10:23:45

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
KACOYANNAKIS ROBERT VAN 21 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_393185_2852322												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	284900		284,900										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	90700		90,700										
												RESIDNTL.		101	13300		13,300										
				Alt Prcl ID SP Permit Chapter Land OC Dates 4/29/2011 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		388,900		388,900									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
KACOYANNAKIS ROBERT VAN KOWALCZYK GERALD E,				16326 04827		0471 0094		11-04-2006		U U		I I		260,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								09-07-1979										2020	101	269,700	2019	101	262,100	2018	101	266,500	
																			101	90,700		101	88,000		101	88,000	
																			101	13,300		101	13,300		101	13,300	
																Total		373700		Total		363400		Total		367800	
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														APPROAISED VALUE SUMMARY							
Nbhd		Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)								284,900	
0001										101				MA				Appraised Xf (B) Value (Bldg)								0	
														Appraised Ob (B) Value (Bldg)								13,300					
														Appraised Land Value (Bldg)								90,700					
														Special Land Value								0					
														Total Appraised Parcel Value								388,900					
														Valuation Method								C					
														Adjustment													
														Net Total Appraised Parcel Value								388,900					
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			
201500930		04-13-2015		12	REROOF		5,500		06-17-2016		100		06-17-2016		PARTIAL/METAL		06-17-2016					317	15	PERMIT VISIT			
303		09-28-2010		4	ADDITION		180,000								OC 4/29/2011 1600		04-29-2011					400	25	OC VISIT			
225		07-01-1987		MN	Manual Note		4,000								SHED		02-11-2011					317	2	MEASURED			
191		07-01-1987		MN	Manual Note		11,000								IG POOL		05-06-2004					317	3	MEAS+INSPCTD			
147		01-01-1983		MN	Manual Note										GARAGE		01-22-2000					247	14	INSPECTED			
5		01-01-1982		MN	Manual Note										FLUE		12-02-1999					247	2	MEASURED			
																	07-07-1992					131	4	INFO AT DOOR			
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				26,433 SF		3.43		1.000	5	LAND	1.00	MA	1.00			0			1.000	3.43	90,700		
Total Card Land Units								0.607 AC		Parcel Total Land Area: 0.6068								Total Land Value								90,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	2.00	
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	3	HARDWOOD	Adj Base Rate	78.04	
Interior Floor 2	4	CARPET	RCN	369,995	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	05	
Half Baths	1		Year Remodeled	2010	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	284,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1987	70	0.00	GD	A	1.00	10,400
22	WOOD DK			L	192	9.20	1987	70	0.00	GD	G	1.25	1,500
02	SHED/FR			L	216	7.48	1987	70	0.00	GD	G	1.25	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,746		20.21	35,281	
FFL	1ST FLOOR	1,760	1,760		101.09	177,921	
GAR	GARAGE	0	777		40.46	31,439	
OPF	OPEN PORCH	0	45		11.23	505	
TQS	3/4 STORY	1,235	1,647		75.80	124,848	
Ttl Gross Liv / Lease Area		2,995	5,975	3,660		369,995	

