

Property Location

67 FAVORITE LN

Map ID

56/ 18/ 16/ /

Bldg Name

State Use

101

Vision ID

6469

Account #

6571

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:01:14

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
KATSOUNAKIS MICHAEL T KATSOUNAKIS THEA E 67 FAVORITE LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		376,400		376,400																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		177,800		177,800																							
		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								554,200		554,200																			
GIS ID		F_386690_2841441																																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
KATSOUNAKIS MICHAEL T FAVORITA REALTY ILLC, MCMAHON GARY D				12447 10691 0000		0425 0050 0000		07-17-2002 03-19-1999 U U U		V V V		132,000 1 0		1P 1		Year		Code		Assessed		Year		Code		Assessed													
																2020		101		360,600		2019		101		350,600													
																		101		177,800				101		173,000													
																Total				538400		Total				523600		Total		523100									
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)								376,400																					
0001						101		NS		Appraised Xf (B) Value (Bldg)								0																					
NOTES SUB DIV 841 SUB DIV 867/877																		Appraised Ob (B) Value (Bldg)								0													
																		Appraised Land Value (Bldg)								177,800													
																		Special Land Value								0													
																		Total Appraised Parcel Value								554,200													
																		Valuation Method								C													
																		Adjustment																					
																		Net Total Appraised Parcel Value								554,200													
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											
187		07-02-2002		2		DWELLING		170,000								OC 10/20/2003		07-03-2018						333		2		MEASURED											
																		04-10-2009						317		14		INSPECTED											
																		03-06-2009						317		2		MEASURED											
																		02-05-2004						311		14		INSPECTED											
																		02-06-2003						274		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		RAA								40,000 SF		2.39		1.750		2		LAND		1.00		NS		1.00				0		1.000		4.18		167,200	
1		101		ONE FAM		RAA								1.520 AC		7,000		1.000		0				1.00		NS		1.00				0		1.000		7,000		10,600	
Total Card Land Units														2.438		AC		Parcel Total Land Area: 2.4383										Total Land Value										177,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		71.94
Interior Floor 1	3	HARDWOOD	RCN		418,236
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	3	FORCED H/W	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		90
Extra Kitchens	0		RCNLD		376,400
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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,685		21.28	57,148
BNT	BSMT ENTRY	0	30		7.09	213
FFL	1ST FLOOR	2,685	2,685		106.42	285,741
GAR	GARAGE	0	720		42.57	30,649
HST	HALF STORY	360	720		53.21	38,312
OPF	OPEN PORCH	0	80		10.64	851
WDK	WOOD DECK	0	356		14.95	5,321
Ttl Gross Liv / Lease Area		3,045	7,276	3,930		418,236

