

State Use 101
Print Date 11-03-2020 10:30:10

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KOTOMSKI MICHAEL A KOTOMSKI FRANCESCA J 77 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377757_2850063												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		168300		168,300															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		86600		86,600															
												RESIDNTL.		101		1700		1,700															
				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		256,600		256,600															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KOTOMSKI MICHAEL A BOUTIN,CAROL J BARTELS,RODNEY L MAZZA JAMES J +, BOYD WILLIAM J +				17431 0202		08-12-2008		U		I		202,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				14913 0196		03-14-2005		U		I		224,100				2020		101		159,300		2019		101		136,800		2018		101		126,200	
				12518 0176		08-23-2002		U		I		207,000						101		86,600				101		84,000				101		84,000	
				07842 0416		10-30-1991		U		I		155,000						101		1,700				101		1,700				101		1,700	
				03246 0373		03-17-1967		U		I		0																					
Total																247600		Total		222500		Total		211900									
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)										168,300													
0001						101		MA		Appraised Xf (B) Value (Bldg)										0													
										Appraised Ob (B) Value (Bldg)										1,700													
										Appraised Land Value (Bldg)										86,600													
										Special Land Value										0													
										Total Appraised Parcel Value										256,600													
										Valuation Method										C													
										Adjustment																							
										Net Total Appraised Parcel Value										256,600													
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					
90		04-25-2011		12		REROOF		8,700								SUPPORT BEAMS 24' ABV GRD		08-07-2019						334		3		MEAS+INSPCTD					
341		11-03-2008		9		ALTERATION		1,200										03-02-2012						317		15		PERMIT VISIT					
82		04-15-2005		11		POOL		6,000										09-09-2009						317		15		PERMIT VISIT					
																		01-09-2009						317		15		PERMIT VISIT					
																		12-12-2005						311		15		PERMIT VISIT					
																		04-21-2004						317		3		MEAS+INSPCTD					
										04-01-2004														250		22		MAILER SENT					
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		RB				15,004	SF	5.77	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.77	86,600										
Total Card Land Units								0.344	AC	Parcel Total Land Area: 0.3444								Total Land Value								86,600							

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	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	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	5	LINO/VINYL	Adj Base Rate	91.95	
Interior Floor 2	3	HARDWOOD	RCN	240,427	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	7		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	70	
Extra Kitchen St			RCNLD	168,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	112	7.48	1989	60	0.00	AV	A	1.00	500
07	POOLA-C	OB	Outbuildi	L	24	69.00	2005	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		20.66	20,414	
FFL	1ST FLOOR	1,220	1,220		103.10	125,781	
GAR	GARAGE	0	264		41.40	10,929	
TQS	3/4 STORY	741	988		77.32	76,396	
WDK	WOOD DECK	0	481		14.36	6,908	
Ttl Gross Liv / Lease Area		1,961	3,941	2,332		240,427	

