

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KEOHANE MICHAEL 313 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_382068_2845163 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	108000		108,000																		
												RES LAND		101	103700		103,700																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000																		
				SUPPLEMENTAL DATA										Total		212,700		212,700																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
KEOHANE MICHAEL KEOHANE KYM CUOCO BENJAMIN A +, CUOCO				22534		0351		01-25-2019		U		I		4,300		1A		Year		Code		Assessed		Year		Code		Assessed							
				14469		0538		09-07-2004		U		I		122,000		1F		2021		101		103,500		2020		101		98,000		2019		101		95,300	
				06563		0041		07-20-1987		U		I		1		1A				101		95,600				101		95,600				101		92,800	
				04638		0221		08-08-1978		U		I		0						101		1,000				101		1,000				101		1,000	
																Total		200,100		Total		194,600		Total		Total		189,100							
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int									
																		APPAISED VALUE SUMMARY																	
																		Appraised BLDG. Value (Card) 108,000																	
																		Appraised Xf (B) Value (Bldg) 0																	
																		Appraised Ob (B) Value (Bldg) 1,000																	
																		Appraised Land Value (Bldg) 103,700																	
																		Special Land Value 0																	
																		Total Appraised Parcel Value 212,700																	
																		Valuation Method C																	
																		Adjustment																	
																		Net Total Appraised Parcel Value 212,700																	
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							
201902957		10-01-2019		91		INSULATION		2,500				0						04-11-2018						333		2		MEASURED							
201902370		07-16-2019		91		INSULATION		3,000				0						02-01-2007						311		15		PERMIT VISIT							
324		09-22-2006		12		REROOF		3,700										02-01-2007						311		2		MEASURED							
323		09-22-2006		12		REROOF		3,000										04-08-2004						317		3		MEAS+INSPCTD							
316		09-12-2006		1		PORCH		5,700										03-18-2004						250		22		MAILER SENT							
256		11-01-1990		MN		Manual Note		3,000										09-12-2003						274		12		MEAS DENIED							
368		12-01-1988		MN		Manual Note		150										06-16-1992						131		3		MEAS+INSPCTD							
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				23,087	SF	4.19	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	4.49	103,700										
Total Card Land Units								0.53	AC	Parcel Total Land Area: 0.53								Total Land Value								103,700									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	113.94	
Interior Floor 2			RCN	189,511	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	108,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	192	7.48	1988	50	0.00	FR	A	1.00	700
02	SHED/FR			L	72	7.48	1990	50	0.00	FR	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	648		28.25	18,303	
EPF	ENCL PORCH	0	400		42.24	16,895	
FFL	1ST FLOOR	1,064	1,064		140.80	149,807	
OPF	OPEN PORCH	0	272		13.98	3,801	
PAT	PATIO	0	100		7.04	704	
Ttl Gross Liv / Lease Area		1,064	2,484	1,346		189,511	

