

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FYDENKEVEZ PAUL FYDENKEVEZ KELLY 100 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_374796_2851711 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	209500		209,500												
												RES LAND		101	105600		105,600												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13900		13,900												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
				Total								329,000		329,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FYDENKEVEZ PAUL MORTON RYAN T + EZYK HEATHER L METZGER GARY O				23188		0091		04-29-2020		Q		I		370,000		00		Year		Code		Assessed		Year		Code		Assessed	
				20509		0266		11-21-2014		Q		I		265,000		00		2021		101		185,000		2020		101		175,600	
				04210		0015		12-05-1975		U		I		0						101		97,800				101		97,800	
																				101		13,900				101		13,900	
				Total														296,700		Total		287,300		Total		279,500			
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										APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch										Appraised BLDG. Value (Card)								209,500			
0001						101		NA										Appraised Xf (B) Value (Bldg)								0			
				NOTES																Appraised Ob (B) Value (Bldg)								13,900	
																				Appraised Land Value (Bldg)								105,600	
																				Special Land Value								0	
																				Total Appraised Parcel Value								329,000	
																				Valuation Method								C	
																				Adjustment									
																				Net Total Appraised Parcel Value								329,000	
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	
202102099		06-14-2021		91		INSULATION		4,456		06-28-2021		0		06-28-2021		9 X 18 OC 6/28/2007 POOL IG GAR ADDITN		06-28-2021						400		15		PERMIT VISIT	
202002214		08-06-2020		62		SOLAR		39,102		100		03-23-2018		333				3						MEAS+INSPCTD					
151		06-05-2007		17		DECK		3,000		04-02-2004		317		15				PERMIT VISIT											
160		06-01-1989		MN		Manual Note		17,000		04-20-1992		131		3				MEAS+INSPCTD											
193		07-01-1987		MN		Manual Note		30,000		04-01-1992		107		22				MAILER SENT											
																		01-23-1990				105		15		PERMIT VISIT			
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				35,186	SF	2.88	1.040	6	LAND	1.00	NA	1.00				0			1.000	3	105,600				
Total Card Land Units								0.81	AC	Parcel Total Land Area: 0.81								Total Land Value										105,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		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	96.93	
Interior Floor 2			RCN	283,059	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	209,500	
FBM Sqft	864		Dep % Ovr		
FBM Quality	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1989	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	160	7.48	2013	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	74	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		24.65	21,300	
FFL	1ST FLOOR	1,080	1,080		123.12	132,973	
GAR	GARAGE	0	600		49.25	29,549	
OFP	OPEN PORCH	0	60		12.31	739	
SFL	2ND FLOOR	778	778		123.12	95,789	
WDK	WOOD DECK	0	160		16.93	2,709	
Ttl Gross Liv / Lease Area		1,858	3,542	2,299		283,059	

