

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
CZELUSNIAK STEVEN E CZELUSNIAK KATIE M 43 JAMES ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	244500		244,500															
												RES LAND		101	99500		99,500															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3400		3,400															
				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#																								
GIS ID F_376461_2851602												Total		347,400		347,400																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
CZELUSNIAK STEVEN E TENGREN MARK L MCGUNNIGLE TIMOTHY A +, DEANE DONAL				21690 0404		05-22-2017		Q		I		327,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				11176 0498		04-28-2000		U		I		185,000				2021		101	234,500	2020	101	225,600	2019	101	219,500							
				06175 0302		07-31-1986		U		I		139,900						101	92,200		101	92,200		101	89,400							
				04158 0018		07-23-1975		U		I		0						101	3,400		101	3,400		101	3,400							
														Total		330,100		Total		321,200		Total		312,300								
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																																
Nbhd		Nbhd Name			B			Tracing			Batch																					
0001								101			NA																					
NOTES																																
																Appraised BLDG. Value (Card)										244,500						
																Appraised Xf (B) Value (Bldg)										0						
																Appraised Ob (B) Value (Bldg)										3,400						
																Appraised Land Value (Bldg)										99,500						
																Special Land Value										0						
Total Appraised Parcel Value										347,400																						
Valuation Method										C																						
Adjustment																																
Net Total Appraised Parcel Value										347,400																						
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														
201801250	04-11-2018	11	POOL		3,000	05-29-2019	100	05-29-2019		REPLACE EXISTIN			05-29-2019			334	15	PERMIT VISIT														
201703115	12-19-2017	20	WOOD STOVE		2,800	05-22-2018	100	01-10-2018					05-22-2018			400	15	PERMIT VISIT														
201600470	03-04-2016	62	SOLAR		22,000	03-16-2017	100	03-16-2017					03-16-2017			317	15	PERMIT VISIT														
263	09-02-2004	4	ADDITION		95,000					SEE NOTES			11-28-2005			311	15	PERMIT VISIT														
6	01-16-2003	7	REMODEL		12,000								12-14-2004			311	15	PERMIT VISIT														
266	09-19-2002	7	REMODEL		1,000					FINISH ROOM IN B			03-29-2004			319	3	MEAS+INSPCTD														
181	07-09-2001	11	POOL		4,500								01-28-2004			296	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				20,222 SF	4.73	1.040	6	LAND	1.00	NA	1.00			0		1.000	4.92	99,500											
Total Card Land Units																0.46	AC	Parcel Total Land Area:			0.46	Total Land Value										99,500

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	06		COLONIAL				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	2.00					
Stories	2.00		2 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	1		WOOD SHING				Code	Description			Percentage		
Exterior Wall 2	8		BRICK VENR				101	ONE FAM			100		
Roof Structure	3		GAMBREL								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				88.52		
Interior Floor 1	3		HARDWOOD				RCN				334,988		
Interior Floor 2							Net Other Adj						
Heat Fuel	1		OIL				Year Built				1974		
Heat Type	1		FORCED H/A				Effective Year Built				1991		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	5						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %	27					
Extra Fixtures	0						Functional Obsol						
Total Rooms	9						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor	1					
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition	73					
Extra Kitchens	0						RCNLD	244,500					
Extra Kitchen St							Dep % Ovr						
FBM Sqft	907						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	2						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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2018	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	180	9.20	2001	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	160	7.48	2001	70	0.00	GD	G	1.25	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1992	73	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,296		20.58	26,671			
FFL	1ST FLOOR					1,632	1,632		102.98	168,060			
GAR	GARAGE					0	384		41.30	15,859			
OFP	OPEN PORCH					0	36		11.44	412			
SFL	2ND FLOOR					1,166	1,166		102.98	120,073			
WDK	WOOD DECK					0	272		14.39	3,913			
Ttl Gross Liv / Lease Area						2,798	4,786	3,253		334,988			

