

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
PIKOULAS JAMES 94 PORTER RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	186500		186,500												
												RES LAND		101	100400		100,400												
				DRAINAGE				VIEW		COMMUNITY																			
				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_385677_2854081												Total		286,900		286,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
PIKOULAS JAMES PATRIOT LIVING LLC ONEILL THOMAS N HEIRS + DEV OF				23843		0410		04-26-2021		Q		I		310,000		00		Year		Code		Assessed		Year		Code		Assessed	
				23466		0139		10-08-2020		U		I		155,000		1		2021		101		128,600		2020		101		121,900	
				03752		0317		11-22-1972		U		I		0						101		92,900		2019		101		118,500	
																Total		221,500		Total		214,800		Total		208,700			
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		3,600.00														APPRAISED VALUE SUMMARY									
Nbhd				Nbhd Name				B				Tracing				Batch													
0001												101				MG													
NOTES																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value													
BC CONFIRMS BP202003034 COMP 4/27/21																													
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	
202003034		11-24-2020		9		ALTERATION		40,000				100		02-26-2021		SIDING, ROOF, 3 WI		02-26-2021						400		16		FIELDREV CHG	
229		09-12-1996		MN		Manual Note		3,600								REROOF		07-03-2018						333		2		MEASURED	
																		10-04-2010						311		3		MEAS+INSPCTD	
																		09-14-2002						250		22		MAILER SENT	
																		08-28-2002						274		2		MEASURED	
																		12-20-1996						107		15		PERMIT VISIT	
																		11-13-1980						500		1		LEFT NOTICE	
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		RA				15,000	SF	6.24	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	6.69	100,400				
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value								100,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		102.94	
Interior Floor 1	3	HARDWOOD	RCN		242,143	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1946	
Heat Type	1	FORCED H/A	Effective Year Built		1995	
AC Type	01	NONE	Depreciation Code		GV	
Bedrooms	3		Remodel Rating		05	
Full Baths	2		Year Remodeled		2020	
Half Baths	0		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		77	
Extra Kitchens	0		RCNLD		186,500	
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	1,120		25.44	28,487	
FFL	1ST FLOOR	1,120	1,120		127.18	142,437	
HST	HALF STORY	560	1,120		63.59	71,219	
Ttl Gross Liv / Lease Area		1,680	3,360	1,904		242,143	

