

State Use 101
Print Date 11/8/2021 3:19:17 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
KACOYANNAKIS ROBERT VAN 21 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_393185_2852322												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		297500		297,500														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		97800		97,800														
												RESIDNTL.		101		13300		13,300														
				Alt Prcl ID SP Permit Chapter Land OC Dates 4/29/2011 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
														Total		408,600		408,600														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
KACOYANNAKIS ROBERT VAN KOWALCZYK GERALD E,				16326 04827		0471 0094		11-04-2006		U		I		260,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
								09-07-1979		U		I		0				2021	101	284,900	2020	101	269,700	2019	101	262,100						
																	101	90,700		101	90,700		101	88,000								
																	101	13,300		101	13,300		101	13,300								
														Total		388,900		Total		373,700		Total		363,400								
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																APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 297,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,300 Appraised Land Value (Bldg) 97,800 Special Land Value 0 Total Appraised Parcel Value 408,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 408,600																
Nbhd		Nbhd Name				B				Tracing				Batch																		
0001										101				MA																		
NOTES																																
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											
201500930	04-13-2015	12	REROOF			5,500		06-17-2016	100	06-17-2016		PARTIAL/METAL				06-17-2016			317	15	PERMIT VISIT											
303	09-28-2010	4	ADDITION			180,000						OC 4/29/2011 1600				04-29-2011			400	25	OC VISIT											
225	07-01-1987	MN	Manual Note			4,000						SHED				02-11-2011			317	2	MEASURED											
191	07-01-1987	MN	Manual Note			11,000						IG POOL				05-06-2004			317	3	MEAS+INSPCTD											
147	01-01-1983	MN	Manual Note									GARAGE				01-22-2000			247	14	INSPECTED											
5	01-01-1982	MN	Manual Note									FLUE				12-02-1999			247	2	MEASURED											
																07-07-1992 131 4 INFO AT DOOR																
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				26,433	SF	3.7	1.000	5	LAND	1.00	MA	1.00			0			1.000	3.7	97,800									
Total Card Land Units																0.61	AC	Parcel Total Land Area: 0.61				Total Land Value										97,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	2.00	
Stories	1.75	1 3/4 STORIES	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	81.94	
Interior Floor 2	4	CARPET	RCN	386,410	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	05	
Half Baths	1		Year Remodeled	2010	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	297,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	512	29.00	1987	70	0.00	GD	A	1.00	10,400
22	WOOD DK			L	192	9.20	1987	70	0.00	GD	G	1.25	1,500
02	SHED/FR			L	216	7.48	1987	70	0.00	GD	G	1.25	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,746		21.10	36,846	
FFL	1ST FLOOR	1,760	1,760		105.58	185,815	
GAR	GARAGE	0	777		42.26	32,834	
OPF	OPEN PORCH	0	45		11.73	528	
TQS	3/4 STORY	1,235	1,647		79.17	130,387	
Ttl Gross Liv / Lease Area		2,995	5,975	3,660		386,410	

