

State Use 101
Print Date 11/9/2021 8:38:37 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KOSINSKI SARAH I KOSINSKI MARCIN 34 WINDSOR LN EAST LONGMEADOW MA 01028 GIS ID F_380601_2843160												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	65000		65,000												
												RES LAND		101	139300		139,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	22700		22,700												
				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#																					
														Total		227,000		227,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KOSINSKI SARAH I DRAKE JEFFREY J WESLEY STEVEN R DAVIS JOHN + STEPHEN A, ASM + CO INC				22105 0493		03-26-2018		Q		I		450,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				21849 0549		09-08-2017		Q		I		439,500		00		2021	101	117,300	2020	101	326,500	2019	101	317,500					
				16869 0577		08-13-2007		U		V		90,000		1P			101	128,800		101	128,800		101	125,200					
				09348 0266		12-27-1995		U		V		745,000		1															
				00000 0000				U				0																	
				Total										Total		246,100		Total		455,300		Total		442,700					
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		0.00														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 65,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 22,700 Appraised Land Value (Bldg) 139,300 Special Land Value 0 Total Appraised Parcel Value 227,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 227,000									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name			B			Tracing			Batch																		
0001								101			NV																		
NOTES																													
SUB DIV 971 PHASE VIII																													
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					
202002913		11-03-2020		11	POOL		40,050		07-05-2021		100		07-05-2021		18X36 INGROUND		07-05-2021	01				334	15	PERMIT VISIT					
259		08-16-2007		2	DWELLING		168,200				100		01-18-2008		OC 12/17/2007		01-18-2021					250	14	INSPECTED					
																	06-12-2020					250	24	ABATEMENT VI					
																	12-19-2017					400	14	INSPECTED					
																	01-18-2008					317							
																	01-18-2008					317	14	INSPECTED					
																	01-11-2008				317	2	MEASURED						
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				30,086	SF	3.31	1.400	9	LAND	1.00	NV	1.00				0			1.000	4.63	139,300				
Total Card Land Units								0.69	AC	Parcel Total Land Area: 0.69								Total Land Value								139,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#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	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		86.99
Interior Floor 1	4	CARPET	RCN		382,647
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2007
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	1		Functional Obsol		75
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		CF
Kitchens	1		% Complete		17
Kitchen Style	G	GOOD	Overall % Condition		17
Extra Kitchens	0		RCNLD		65,000
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	1	YES	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
12	POOL I-G			L	648	40.00	2021	70	0.00	GD	G	1.25	22,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,290		22.74	29,329	
CFL	CATHEDRAL CE	200	200		117.09	23,418	
FFL	1ST FLOOR	1,090	1,090		113.68	123,911	
GAR	GARAGE	0	768		45.44	34,900	
HST	HALF STORY	384	768		56.84	43,653	
SFL	2ND FLOOR	1,090	1,090		113.68	123,911	
WDK	WOOD DECK	0	224		15.73	3,524	
Ttl Gross Liv / Lease Area		2,764	5,430	3,366		382,647	

