

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KATSOULEAS THOMAS CHRISTOS 9 HIDDEN PONDS DR EAST LONGMEADOW MA 01028												Description RESIDNTL. RES LAND		Code 101 101		Appraised 415100 145600		Assessed 415,100 145,600		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER																			
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates 06-17-2021 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_381233_2856670												Total		560,700		560,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KATSOULEAS THOMAS CHRISTOS BEDROCK FINANCIAL LLC TR REDSTONE PONDS LLC TR				23958		0331		06-24-2021		Q		I		594,325		00		Year		Code		Assessed		Year		Code		Assessed	
				23765		0130		03-16-2021		U		V		1		1B		2021		130		135,200		2020		131		25,200	
				22438		0529		11-08-2018		U		V		471,000		1V													
																Total		135,200		Total		25,200		Total		Total			
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																													
NOTES																													
PS#1166 LOT 14																Appraised BLDG. Value (Card) 415,100													
PLAN 35/32-34																Appraised Xf (B) Value (Bldg) 0													
																Appraised Ob (B) Value (Bldg) 0													
																Appraised Land Value (Bldg) 145,600													
																Special Land Value 0													
																Total Appraised Parcel Value 560,700													
																Valuation Method C													
																Adjustment													
																Net Total Appraised Parcel Value 560,700													
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	
202002287		08-13-2020		2		DWELLING		176,000		06-17-2021		100		06-17-2021		COLONIAL W/2 CA		06-17-2021						400		25		OC 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		RA				40,000		SF		2.58	1.400	9	LAND	1.00	NV	1.00				0		1.000	3.61		144,400		
1	101	ONE FAM		RA				0.340		AC		7,000	1.000	0		0.50	NG	1.00	WET			0		1.000	3,500		1,200		
Total Card Land Units								1.26		AC		Parcel Total Land Area: 1.26				Total Land Value 145,600													

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	Percentage
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	89.33	
Interior Floor 2	6	CERAMIC TL	RCN	415,060	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2020	
AC Type	03	FULL	Effective Year Built	2018	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	0	
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	100	
Extra Kitchen St			RCNLD	415,100	
FBM Sqft	778		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,312		26.44	34,688	
FFL	1ST FLOOR	1,330	1,330		132.40	176,086	
GAR	GARAGE	0	576		52.87	30,451	
OFP	OPEN PORCH	0	40		13.24	530	
PAT	PATIO	0	189		6.30	1,192	
SFL	2ND FLOOR	1,276	1,276		132.40	168,937	
WDK	WOOD DECK	0	172		18.47	3,177	
Ttl Gross Liv / Lease Area		2,606	4,895	3,135		415,060	

