

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FYDENKEVEZ PAUL FYDENKEVEZ KELLY 100 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_374796_2851711												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	229200		229,200												
												RES LAND		101	117200		117,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13900		13,900												
				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		360,300		360,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FYDENKEVEZ PAUL MORTON RYAN T + EZYK HEATHER L METZGER GARY O				23188		0091		04-29-2020		Q		I		370,000		00		Year		Code		Assessed		Year		Code		Assessed	
				20509		0266		11-21-2014		Q		I		265,000		00		2022		101		209,500		2021		101		185,000	
				04210		0015		12-05-1975		U		I		0						101		105,600		101		101		97,800	
																				101		13,900		101		101		13,900	
																Total		329,000		Total		296,700		Total		287,300			
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												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name						Tracing				Batch				Appraised BLDG. Value (Card)								229,200					
0001								101				NA				Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								13,900					
																Appraised Land Value (Bldg)								117,200					
																Special Land Value								0					
																Total Appraised Parcel Value								360,300					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								360,300					
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	
202102099		06-14-2021		91		INSULATION		4,456		06-28-2021		0		06-28-2021		9 X 18 OC 6/28/2007 POOL IG GAR ADDITN		06-28-2021						400		15		PERMIT VISIT	
202002214		08-06-2020		62		SOLAR		39,102		100		06-28-2021		03-23-2018				333						3		MEAS+INSPCTD			
151		06-05-2007		17		DECK		3,000						12-26-2007				317						15		PERMIT VISIT			
160		06-01-1989		MN		Manual Note		17,000						04-02-2004				311						2		MEASURED			
193		07-01-1987		MN		Manual Note		30,000						04-20-1992				131						3		MEAS+INSPCTD			
																		04-01-1992						107		22		MAILER SENT	
																		01-23-1990						105		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				35,186	SF	3.17		1.050	6	LAND	1.00	NA	1.00			0				1.000	3.33		117,200		
Total Card Land Units								0.81	AC	Parcel Total Land Area: 0.81								Total Land Value										117,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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		108.80
Interior Floor 1	3	HARDWOOD	RCN		313,990
Interior Floor 2			Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		1975
Heat Type	6	ELECTRC BB	Effective Year Built		1994
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		73
Extra Kitchens	0		RCNLD		229,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	864		Dep Ovr Comment		
FBM Quality	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1989	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	160	7.48	2013	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	73	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		27.23	23,525	
FFL	1ST FLOOR	1,080	1,080		135.99	146,864	
GAR	GARAGE	0	600		54.39	32,636	
OFP	OPEN PORCH	0	60		13.60	816	
SFL	2ND FLOOR	778	778		135.99	105,797	
WDK	WOOD DECK	0	160		27.20	4,352	
Ttl Gross Liv / Lease Area		1,858	3,542			313,990	

