

State Use 101
Print Date 12/12/2022 9:31:19 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
BOCWINSKI MYRON BOCWINSKI GREGORY C 78 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386040_2844278												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		283300		283,300																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		186700		186,700																	
												RESIDNTL.		101		3000		3,000																	
				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		473,000		473,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
BOCWINSKI MYRON BOCWINSKI,GREGORY C + MYRON BOCWINSKI JOSEPH,				18217		0485		03-12-2010		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				15634		0572		01-11-2006		U		I		1		1A		2022		101		255,500		2021		101		244,800		2020		101		232,100	
				05852		0222		07-15-1985		U		I		159,000						101		174,300				101		166,300		101		166,300			
																				101		3,000				101		3,000		101		3,000			
				Total		0.00												Total		432,800		Total		414,100		Total		401,400							
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount														Comm Int							
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY																	
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)												283,300													
0001						101		MG		Appraised Xf (B) Value (Bldg)												0													
						Appraised Ob (B) Value (Bldg)												3,000																	
						Appraised Land Value (Bldg)												186,700																	
						Special Land Value												0																	
						Total Appraised Parcel Value												473,000																	
						Valuation Method												C																	
						Adjustment																													
						Net Total Appraised Parcel Value												473,000																	
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							
255		11-01-1990		MN		Manual Note		20,000								ADDITION		07-03-2018						333		2		MEASURED							
184		08-01-1990		MN		Manual Note		15,000								GARAGE		04-17-2009						317		14		INSPECTED							
																		04-10-2009						317		2		MEASURED							
																		04-09-2002						274		3		MEAS+INSPCTD							
																		02-24-1995						107		15		PERMIT VISIT							
																		04-05-1994						210		15		PERMIT VISIT							
																		03-08-1993						131		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		RAA				40,000	SF	2.84	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.07	122,800										
1	101	ONE FAM		RAA				9.130	AC	7,000.00	1.000	0		1.00	MG	1.00	5+ AC POND		0			1.000	7,000	63,900											
Total Card Land Units								10.05	AC	Parcel Total Land Area:				10.05	Total Land Value										186,700										

Property Location 78 LEE ST
Vision ID 4261

Account # 4330

Map ID 54/ 1/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	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	97.02	
Interior Floor 2			RCN	404,665	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1959	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	283,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	216	7.48	1963	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	375	7.48	1985	70	0.00	GD	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,556		23.78	60,783
CFL	CATHEDRAL CE	576	576		122.46	70,537
FFL	1ST FLOOR	1,980	1,980		118.95	235,519
GAR	GARAGE	0	700		47.58	33,306
OPF	OPEN PORCH	0	91		11.76	1,071
PAT	PATIO	0	576		5.99	3,450
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