

State Use 101
Print Date 12-13-2022 8:30:53 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
KUSZINNA CHARLES D JR CALLAHAN JEANNE M 119 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_389622_2856750												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		128500		128,500																											
												RES LAND		101		112100		112,100																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		10000		10,000																											
				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		250,600		250,600																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
KUSZINNA CHARLES D JR RISTAU JOSPEH T ROBICHAUD JONATHAN E CARABETTA,MICHAEL GABOURY DOROTHY A,				23309 0005		07-13-2020		Q		I		250,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				21328 0326		08-26-2016		Q		I		200,000		00		2022		101		115,100		2021		101		110,500		2020		101		104,900													
				16297 0230		10-30-2006		U		I		218,000						101		101,300				101		93,800				101		93,800													
				16197 0190		09-18-2006		U		I		240,000		1				101		10,000				101		10,000				101		10,000													
				02196 0223		09-10-1952		U		I		0																																	
																Total		226,400		Total		214,300		Total		208,700																			
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																																							
ASSESSING NEIGHBORHOOD																																													
Nbhd				Nbhd Name				Tracing				Batch																																	
0001								101				MG																																	
NOTES																																													
																		APPROAISED VALUE SUMMARY																											
																		Appraised BLDG. Value (Card)														128,500													
																		Appraised Xf (B) Value (Bldg)														0													
																		Appraised Ob (B) Value (Bldg)														10,000													
																		Appraised Land Value (Bldg)														112,100													
																		Special Land Value														0													
																		Total Appraised Parcel Value														250,600													
																		Valuation Method														C													
																		Adjustment																											
																		Net Total Appraised Parcel Value														250,600													
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																	
																		01-26-2017						317		16		FIELDREV CHG																	
																		04-06-2007						250		22		MAILER SENT																	
																		09-21-2006						311		2		MEASURED																	
																		05-03-2000						247		14		INSPECTED																	
																		04-17-2000						247		2		MEASURED																	
																		07-02-1992						190		3		MEAS+INSPCTD																	
																		01-06-1981						500		3		MEAS+INSPCTD																	
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				17,440	SF	5.96	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	6.43	112,100																				
Total Card Land Units								0.40	AC	Parcel Total Land Area: 0.40								Total Land Value								112,100																			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	8	PLYWD PANL	Adj Base Rate	95.64	
Interior Floor 1	3	HARDWOOD	RCN	225,448	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1900	
Heat Type	3	FORCED H/W	Effective Year Built	1978	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	128,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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
04	GARAGE/L			L	400	30.48	1953	60	0.00	AV	A	1.00	7,300
03	GARAGE	OB	Outbuildi	L	160	28.18	1981	60	0.00	AV	A	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,182		21.21	25,073
EFB	ENCL PORCH	0	126		53.12	6,693
FFL	1ST FLOOR	1,206	1,206		106.24	128,129
HST	HALF STORY	591	1,182		53.12	62,790
OSP	SCRN PORCH	0	176		15.70	2,762
Ttl Gross Liv / Lease Area		1,797	3,872			225,448

