

State Use 101
Print Date 12-13-2022 9:18:01 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KOGAN OLEG KOGAN ALINA 3 WINDHAM DR EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		326400		326,400											
												RES LAND		101		117900		117,900											
												RESIDENTL.		101		13600		13,600											
				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		457,900		457,900											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KOGAN OLEG MASSACHUSETTS RESIDENTIAL,NOMINEE GADSBY,PETER D SANTOURIAN ARMINE E, SANTOURIAN ARMINE E				15232 0325		08-05-2005		U		I		390,000		1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				15232 0323		08-05-2005		U		I		390,750				2022	101	296,800	2021	101	252,600	2020	101	245,700					
				11146 0177		03-31-2000		U		I		255,000					101	106,100		101	115,500		101	115,500					
				07353 0389		12-27-1989		U		I		0		1A			101	13,600		101	13,600		101	13,600					
				06992 0468		10-14-1988		U		I		278,000				Total		416,500		Total		381,700		Total		374,800			
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 326,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,600 Appraised Land Value (Bldg) 117,900 Special Land Value 0 Total Appraised Parcel Value 457,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 457,900															
0001						101				NV																			
NOTES																													
SUB DIV # 555																													
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	
202002685		10-01-2020		62		SOLAR		25,000		06-29-2021		100				POOL SFR		06-29-2021						400		15		PERMIT VISIT	
201402613		10-01-2014		21		SIDING		19,970		04-06-2015		100		04-06-2015				04-06-2015						317		15		PERMIT VISIT	
43		03-01-1992		MN		Manual Note		9,200										01-25-2013						317		3		MEAS+INSPCTD	
111		05-01-1987		MN		Manual Note		150,000										10-21-2010						311		2		MEASURED	
																		06-15-2006						311		1		LEFT NOTICE	
																		01-18-2000						250		22		MAILER SENT	
																		12-22-1999						247		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				29,390	SF	3.71	1.200	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	4.01	117,900			
Total Card Land Units								0.67	AC	Parcel Total Land Area: 0.67								Total Land Value								117,900			

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	8	BRICK VENR	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	4	CARPET	Adj Base Rate	99.76	
Interior Floor 2	3	HARDWOOD	RCN	408,011	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	20	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	80	
Extra Kitchen St			RCNLD	326,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1992	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	96	7.48	1992	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	80	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	1,472		25.34	37,300	
FFL	1ST FLOOR	1,479	1,479		126.87	187,639	
GAR	GARAGE	0	768		50.71	38,949	
OFP	OPEN PORCH	0	64		11.89	761	
SFL	2ND FLOOR	1,088	1,088		126.87	138,034	
WDK	WOOD DECK	0	210		25.37	5,329	
Ttl Gross Liv / Lease Area		2,567	5,081			408,011	

