

State Use 101
Print Date 12-13-2022 10:19:54

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																										
KOSIBA KATHRYN G KOSIBA JAMES M 40 LONGVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_392618_2852855 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	116900		116,900																					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	107000		107,000																					
												RESIDNTL.		101	2300		2,300																					
				SUPPLEMENTAL DATA																																		
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		226,200		226,200																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																									
KOSIBA KATHRYN G WRIGHT KATHRYN G, BEAUREGARD JENNIFER, ROBINSON,RICHARD CAOQUETTE JOSEPH A V +,				19168 0312		03-19-2012		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
				18264 0583		04-22-2010		U	I	182,000			2022	101	103,600	2021	101	99,200	2020	101	93,900																	
				18225 0437		03-23-2010		U	I	1		1A		101	97,300		101	90,000		101	90,000																	
				14582 0253		10-01-2004		U	I	200,000				101	2,300		101	2,300		101	1,600																	
				04644 0301		08-18-1978		U	I	0			Total	203,200		Total	191,500		Total	185,500																		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																										
Year	Code	Description			Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 116,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 107,000 Special Land Value 0 Total Appraised Parcel Value 226,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 226,200																						
Total			0.00																																			
ASSESSING NEIGHBORHOOD																																						
Nbhd		Nbhd Name				Tracing				Batch																												
0001						101				MA																												
NOTES																																						
														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		
														202001678	05-26-2020		11	POOL		700		07-02-2020		100	07-02-2020		15' ABOVE GROUN		07-02-2020					334	15	PERMIT VISIT		
														201400610	03-21-2014		10	SHED		5,327		05-23-2014		100	05-23-2014		12X20 REPLACE E		05-23-2014					317	15	PERMIT VISIT		
														201201407	03-26-2012		91	INSULATION		1,700									07-11-2012					317	15	PERMIT VISIT		
														63	04-27-1998		4	ADDITION		2,000							OSP/SIDING/WIND		03-18-2011					317	16	FIELDREV CHG		
														169	06-26-1995		17	DECK		500							95 BP REPLACE EX		05-18-2010					317	3	MEAS+INSPCTD		
																													11-08-2005					250	11	ENTRY DENIED		
															08-18-2005					349	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				25,000 SF		4.28	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.28		107,000													
Total Card Land Units								0.57 AC		Parcel Total Land Area: 0.57								Total Land Value										107,000										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	4	CARPET	Adj Base Rate	137.32	
Interior Floor 2	5	LINO/VINYL	RCN	185,629	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		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	63	
Extra Kitchen St			RCNLD	116,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	77	7.48	1970	50	0.00	FR	F	0.90	300
02	SHED/FR			L	240	7.48	2013	70	0.00	GD	A	1.00	1,300
07	POOLA-C	OB	Outbuildi	L	15	69.00	2020	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	942		30.17	28,419	
EFB	ENCL PORCH	0	192		75.58	14,512	
FFL	1ST FLOOR	942	942		151.16	142,396	
OFF	OPEN PORCH	0	24		12.60	302	
Ttl Gross Liv / Lease Area		942	2,100			185,629	

