

Property Location

11 PINEYWOODS DR

Map ID

93/ 27/ 5/ /

Bldg Name

State Use

101

Vision ID

6045

Account #

6128

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:52:34

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KUSELIAS GEORGE A KUSELIAS LYNN A 11 PINEYWOODS DR EAST LONGMEADOW MA 01028 GIS ID F_393826_2842024		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	227700	227,700												
						RES LAND	101	131600	131,600												
						RESIDNTL.	101	24000	24,000												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
						Total 383,300 383,300															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KUSELIAS GEORGE A		05578	0427	03-09-1984	U	I	94,500	Year	Code	Assessed	Year	Code	Assessed								
								2022	101	207,400	2021	101	198,700								
									101	118,800		101	110,100								
									101	24,000		101	24,000								
						Total 350,200		Total 332,800		Total 325,200											
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									APPROAISED VALUE SUMMARY												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card) 227,700													
0001				101		MG		Appraised Xf (B) Value (Bldg) 0													
NOTES									Appraised Ob (B) Value (Bldg) 24,000												
									Appraised Land Value (Bldg) 131,600												
									Special Land Value 0												
									Total Appraised Parcel Value 383,300												
									Valuation Method C												
									Adjustment												
									Net Total Appraised Parcel Value 383,300												
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							
202103020	10-15-2021	12	REROOF	4,000		100		REMOV & REPLC RO	04-28-2018			333	2	MEASURED							
202102918	09-29-2021	12	REROOF	17,200		0			06-25-2005			274	2	MEASURED							
275	10-01-1993	MN	Manual Note	6,000				GARAGE	02-01-2000			247	14	INSPECTED							
274	10-01-1993	MN	Manual Note	13,000				ADDITION	11-23-1999			247	2	MEASURED							
									02-14-1995			107	15	PERMIT VISIT							
									03-01-1994			105	15	PERMIT VISIT							
									04-21-1992			131	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				31,181 SF	3.52	1.200	7	LAND	1.00	MG	1.00			0		1.000	4.22	131,600
Total Card Land Units							0.72	AC	Parcel Total Land Area: 0.72							Total Land Value					131,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		104.02
Interior Floor 1	4	CARPET	RCN		344,939
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1975
Heat Type	3	FORCED H/W	Effective Year Built		1987
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		34
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		66
Extra Kitchens	0		RCNLD		227,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	701		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	1981	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	80	7.48	1985	60	0.00	AV	A	1.00	400
04	GARAGE/L			L	576	30.48	1994	70	0.00	GD	A	1.00	12,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,168		25.42	29,686	
FFL	1ST FLOOR	1,520	1,520		126.86	192,831	
GAR	GARAGE	0	528		50.70	26,768	
OPF	OPEN PORCH	0	96		13.21	1,269	
TQS	3/4 STORY	684	912		95.15	86,774	
WDK	WOOD DECK	0	298		25.54	7,612	
Ttl Gross Liv / Lease Area		2,204	4,522			344,939	

