

State Use 101
Print Date 11/13/2023 2:17:32 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
PEROZO JOSE REYES WILMARIE 5 COSGROVE ST EAST LONGMEADOW MA 01028 GIS ID F_379064_2854391												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	161500		161,500																
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	110800		110,800																
												RESIDNTL.		101	1900		1,900																
				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		274,200		274,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																				
PEROZO JOSE FUMI REALTY INC US BANK NATIONAL ASSOC TR CZUPRYNA ROGER J OUELLETTE DONALD E +,				24411 0401		02-17-2022		Q	I	265,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				24082 0181		08-26-2021		U	I	135,199		1S	2023	101	148,400	2022	101	100,300	2021	101	96,400												
				22885 0425		10-03-2019		U	I	93,907		1L		101	100,700		101	91,500		101	84,800												
				11794 0313		08-02-2001		U	I	105,000				101	1,600		101	2,700		101	2,700												
				04145 0029		06-23-1975		U	I	0			Total	250,700		Total	194,500		Total	183,900													
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																																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 161,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,900 Appraised Land Value (Bldg) 110,800 Special Land Value 0 Total Appraised Parcel Value 274,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 274,200																					
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	
												202202176	06-22-2022	12	REROOF		12,500		06-09-2023	100	06-09-2023		NEARMAP COMPL		06-09-2023					425	15	PERMIT VISIT	
												202102741	09-08-2021	7	REMODEL		15,000		02-18-2022	0	02-18-2022		KITCH & BATH REM		11-03-2016					317	2	MEASURED	
												171	07-09-2003	11	POOL		1,200								04-05-2004					250	22	MAILER SENT	
												03-23-2004 316 2 MEASURED																					
												01-28-2004 311 15 PERMIT VISIT																					
												04-24-1992 131 3 MEAS+INSPCTD																					
												04-01-1992 109 22 MAILER SENT																					
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		RC				10,000		SF	11.08	1.000	5	LAND	1.00	MA	1.00				0		1.000	11.08	110,800								
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								110,800							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	11	MASONRY
Model	01	RESIDENTIAL	Bsmt Garage	0	
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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		109.64
Interior Floor 2			RCN		209,694
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1930
AC Type	01	NONE	Effective Year Built		1998
Bedrooms	2		Depreciation Code		GV
Full Baths	1		Remodel Rating		03
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		23
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St	N	NONE	RCNLD		161,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		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
03	GARAGE	OB	Outbuildi	L	216	32.00	1930	30	0.00	PR	F	0.90	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	884		24.54	21,692	
EFP	ENCL PORCH	0	182		61.28	11,153	
FFL	1ST FLOOR	884	884		122.56	108,340	
HST	HALF STORY	533	1,066		61.28	65,323	
WDK	WOOD DECK	0	128		24.89	3,186	
Ttl Gross Liv / Lease Area		1,417	3,144			209,694	

