

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																						
KATSOUNAKIS MANUEL N ROCHE JOAN L 44 FRANKWYN ST												Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 237700 110800 2100		Assessed 237,700 110,800 2,100		1006 EAST LONGMEADOW																														
				TOPO WET		EASEMENT		TRAFFIC		CORNER																																								
				DRAINAGE				VIEW		COMMUNITY																																								
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																																														
				Alt Prcl ID						Received																																								
				SP Permit						NIA																																								
				Chapter Land						Field 8																																								
GIS ID F_380855_2852730				Mailed						Assoc Pid#						Total		350,600		350,600																														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																		
KATSOUNAKIS MANUEL N HAYES JAMES E, HAYES WILTON B				11390		0180		10-30-2000		U		I		165,000		1		Year		Code		Assessed		Year		Code		Assessed																						
				09420		0408		03-18-1996		U		I		1		1A		2023		101		218,300		2022		101		197,300																						
				01836		0268		09-13-1946		U		I		0						101		100,800		101		91,600																								
																				101		1,300		101		1,300																								
				Total												Total		320,400		Total		290,200		Total		275,300																								
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												APPRAISED VALUE SUMMARY																																		
Nbhd		Nbhd Name				Tracing		Batch																																										
0001						101		MA																																										
NOTES																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																																		
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																						
133		06-25-2009		25		WINDOWS		8,063				0				INCLUDES 6 FT SLI		03-22-2018						333		2		MEASURED																						
236		07-30-2008		9		ALTERATION		1,968								REPLACE FRONT D		12-04-2009						317		15		PERMIT VISIT																						
53		04-16-1997		MN		Manual Note		1,923								WINDOWS		01-04-2009						317		15		PERMIT VISIT																						
43		03-01-1995		MN		Manual Note		5,500								BATH REMOD		11-01-2003						274		3		MEAS+INSPCTD																						
73		04-01-1993		MN		Manual Note		400								SKYLIGHT		12-18-1995						107		15		PERMIT VISIT																						
																		01-27-1994						105		15		PERMIT VISIT																						
																		05-12-1992						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		RC				10,055	SF	11.02	1.000	5	LAND	1.00	MA	1.00				0			1.000	11.02	110,800																									
																		Total Card Land Units										0.23	AC	Parcel Total Land Area: 0.23										Total Land Value										110,800

Property Location 44 FRANKWYN ST
 Vision ID 1540 Account # 1575

Map ID 25/ 151/ 16/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/13/2023 8:06:33 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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	116.20	
Interior Floor 1	4	CARPET	RCN	339,518	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1946	
Heat Type	1	FORCED H/A	Effective Year Built	1991	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	237,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	509		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
19	PATIO			L	323	8.00	1985	50	0.00	FR	F	0.90	1,200
02	SHED/FR			L	120	12.00	2013	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,272		26.25	33,387	
FFL	1ST FLOOR	1,368	1,368		131.44	179,814	
GAR	GARAGE	0	666		52.50	34,964	
STG	STORAGE	0	28		51.64	1,446	
TQS	3/4 STORY	684	912		98.58	89,907	
Ttl Gross Liv / Lease Area		2,052	4,246			339,518	

