

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COKOTIS MARIA G COKOTIS THOMAS J 7 HELEN CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	108500		108,500										
												RES LAND		101	110000		110,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5100		5,100										
				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#																			
GIS ID F_380263_2854034												Total		223,600		223,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COKOTIS MARIA G TRASE JAMES M +, SMITH GEORGE E + MCQUILLAN JAMES D				10998 0478		11-12-1999		U		I		116,900				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				09630 0189		09-24-1996		U		I		112,900				2023		101	99,800	2022		101	90,400	2021		101	86,800
				08379 0072		04-07-1993		U		I		97,000						101	100,000			101	90,900			101	84,100
				04850 0215		10-22-1979		U		I		0						101	4,400			101	4,400			101	4,400
														Total		204,200		Total		185,700		Total		175,300			
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																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MA																	
NOTES																											
														Appraised BLDG. Value (Card) 108,500													
														Appraised Xf (B) Value (Bldg) 0													
														Appraised Ob (B) Value (Bldg) 5,100													
														Appraised Land Value (Bldg) 110,000													
														Special Land Value 0													
														Total Appraised Parcel Value 223,600													
														Valuation Method C													
														Adjustment													
														Net Total Appraised Parcel Value 223,600													
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								
														11-14-2014			317	2	MEASURED								
														03-25-2004			250	22	MAILER SENT								
														11-11-2003			274	2	MEASURED								
														08-12-1991			181	3	MEAS+INSPCTD								
														06-18-1980			500	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				8,256 SF	13.32	1.000	5	LAND	1.00	MA	1.00			0			1.000	13.32	110,000					
Total Card Land Units							0.19	AC	Parcel Total Land Area: 0.19							Total Land Value							110,000				

Property Location 7 HELEN CR
Vision ID 1670

Account # 1706

Map ID 25/ 65/ 51/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/13/2023 8:34:55 P

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		MIXED USE			
Exterior Wall 1	3	ALUMINUM	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		158.74	
Interior Floor 1	3	HARDWOOD	RCN		190,311	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1951	
Heat Type	1	FORCED H/A	Effective Year Built		1978	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		108,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	605		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		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
02	SHED/FR			L	64	12.00	1988	60	0.00	AV	A	1.00	500
03	GARAGE	OB	Outbuildi	L	240	32.00	1951	60	0.00	AV	A	1.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		36.75	31,749
FFL	1ST FLOOR	864	864		183.52	158,562
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