

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KEOHANE MICHAEL 313 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_382068_2845163												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	134800		134,800												
												RES LAND		101	126300		126,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1600		1,600												
				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		262,700		262,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KEOHANE MICHAEL KEOHANE KYM CUOCO BENJAMIN A +, CUOCO				22534		0351		01-25-2019		U		I		4,300		1A		Year		Code		Assessed		Year		Code		Assessed	
				14469		0538		09-07-2004		U		I		122,000		1F		2023		101		123,500		2022		101		108,000	
				06563		0041		07-20-1987		U		I		1		1A				101		115,000				101		103,700	
				04638		0221		08-08-1978		U		I		0						101		1,000				101		1,000	
																		Total		239,500		Total		212,700		Total		200,100	
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				MG																	
NOTES																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	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	4	CARPET	Adj Base Rate	137.73	
Interior Floor 2			RCN	236,424	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	134,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	192	12.00	1988	50	0.00	FR	A	1.00	1,200
02	SHED/FR			L	72	12.00	1990	50	0.00	FR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	648		33.26	21,553	
EPF	ENCL PORCH	0	400		82.90	33,159	
FFL	1ST FLOOR	1,064	1,064		165.80	176,406	
OPF	OPEN PORCH	0	272		16.46	4,476	
PAT	PATIO	0	100		8.29	829	
Ttl Gross Liv / Lease Area		1,064	2,484			236,424	

