

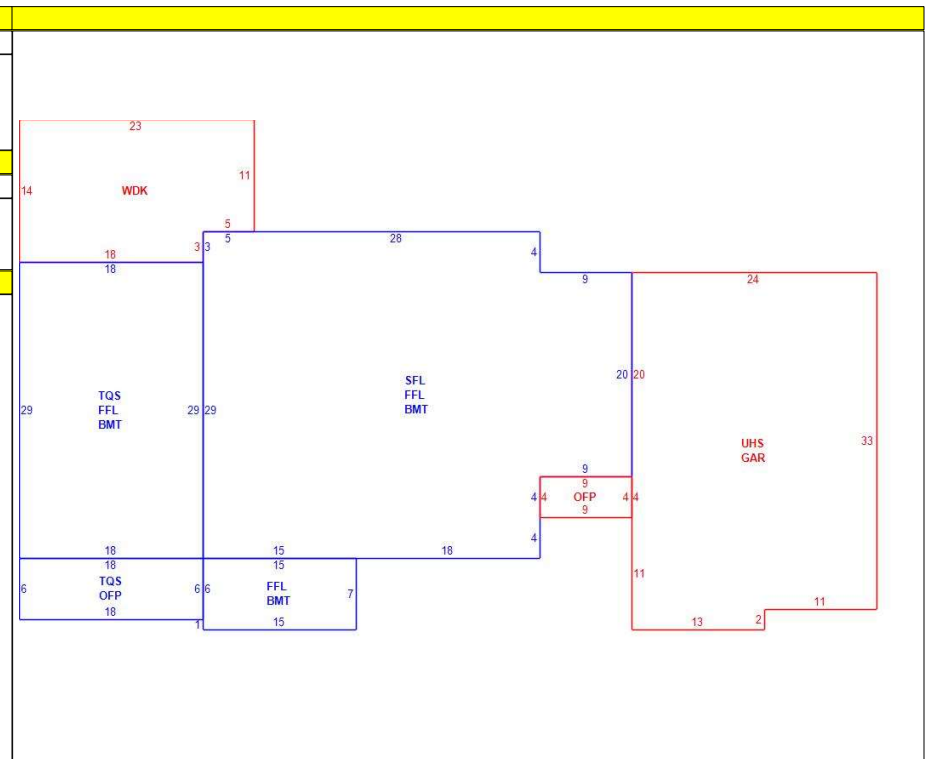
State Use 101
Print Date 11/14/2023 2:08:11 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
KOSOSKI NICHOLAS R KOSOSKI LAUREN A 115 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384922_2844303				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND RESIDENTL.		Code 101 101 101		Appraised 539000 194700 16900		Assessed 539,000 194,700 16,900									
				DRAINAGE				VIEW		COMMUNITY																	
				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		750,600		750,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
KOSOSKI NICHOLAS R LITSCHER LARRY A KANE MICHAEL J PROSPECT PARTNERSHIP THE WARD JOSEPH E ETAL D/B/A				25119 0163		08-17-2023		Q	I	910,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				09403 0409		02-29-1996		U	V	78,500			2023	101	497,200	2022	101	456,000	2021	101	438,400						
				09276 0589		10-13-1995		U	V	1 1B				101	177,100		101	181,900		101	168,300						
				09018 0022		12-15-1994		U	V	602,840 1				101	16,600		101	16,600		101	16,600						
WARD JOSEPH E ETAL D/B/A				06972 0245		09-22-1988		U	I	1 1B			Total		690,900		Total		654,500		Total 623,300						
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							
																				Appraised BLDG. Value (Card) 539,000							
																				Appraised Xf (B) Value (Bldg) 0							
																				Appraised Ob (B) Value (Bldg) 16,900							
																				Appraised Land Value (Bldg) 194,700							
																				Special Land Value 0							
																				Total Appraised Parcel Value 750,600							
																				Valuation Method C							
																				Adjustment							
																				Net Total Appraised Parcel Value 750,600							
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			
202202054		06-07-2022		91	INSULATION		2,969				0				DWELLING		08-14-2019					334	2	MEASURED			
182		07-12-2004		11	POOL		28,000										09-21-2012					317	2	MEASURED			
134		06-04-1996		MN	Manual Note		320,000										12-02-2011					317	24	ABATEMENT VI			
																	01-05-2005					311	15	PERMIT VISIT			
																	10-18-2002					250	22	MAILER SENT			
																	10-15-2002					274	2	MEASURED			
															01-15-1998					181	15	PERMIT VISIT					
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		RAA				40,000		SF	3.12	1.550	2	LAND	1.00	NS	1.00			0			1.000	4.84		193,600	
1	101	ONE FAM		RAA				0.160		AC	7,000.00	1.000	0		1.00	NS	1.00			0			1.000	7,000		1,100	
Total Card Land Units								1.08		AC	Parcel Total Land Area: 1.08				Total Land Value 194,700												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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	91.39	
Interior Floor 1	3	HARDWOOD	RCN	634,119	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1996	
Heat Type	1	FORCED H/A	Effective Year Built	2006	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %	15	
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	85	
Extra Kitchens	0		RCNLD	539,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	932		Dep Ovr Comment		
FBM Quality	3		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2004	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	96	12.00	2005	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,863		27.65	51,508	
FFL	1ST FLOOR	1,863	1,863		138.09	257,266	
GAR	GARAGE	0	818		55.20	45,156	
OFP	OPEN PORCH	0	144		13.43	1,933	
SFL	2ND FLOOR	1,236	1,236		138.09	170,682	
TQS	3/4 STORY	473	630		103.68	65,318	
UHS	UNFIN HALF STORY	0	818		41.36	33,833	
WDK	WOOD DECK	0	307		27.44	8,424	
Ttl Gross Liv / Lease Area		3,572	7,679			634,119	



115 OLD FARM RD