

Property Location		3 WINDHAM DR		Map ID		76/ 92/ 41/ /		Bldg Name		State Use 101	
Vision ID		5465		Account #		5543		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 10:10:43	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
KOGAN OLEG KOGAN ALINA 3 WINDHAM DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	352000	352,000		
						RES LAND	101	130800	130,800		
						RESIDNTL.	101	13900	13,900		
		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		496,700	496,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KOGAN OLEG MASSACHUSETTS RESIDENTIAL,NOMINEE GADSBY,PETER D SANTOURIAN ARMINE E, SANTOURIAN ARMINE E		15232	0325	08-05-2005	U	I	390,000	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15232	0323	08-05-2005	U	I	390,750	1A	2023	101	326,400	2022	101	296,800	2021	101	252,600
		11146	0177	03-31-2000	U	I	255,000		101	117,900	101	106,100	101	115,500			
		07353	0389	12-27-1989	U	I	0		101	13,600	101	13,600	101	13,600			
		06992	0468	10-14-1988	U	I	278,000		Total	457,900	Total	416,500	Total	381,700			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY									
Total																		

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 352,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,900 Appraised Land Value (Bldg) 130,800 Special Land Value 0 Total Appraised Parcel Value 496,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 496,700									
Nbhd		Nbhd Name		Tracing		Batch											
0001				101		NV											

NOTES																	
SUB DIV # 555																	

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			
202002685	10-01-2020	62	SOLAR	25,000	06-29-2021	100		POOL SFR	06-29-2021			400	15	PERMIT VISIT			
201402613	10-01-2014	21	SIDING	19,970	04-06-2015	100	04-06-2015		04-06-2015				317	15	PERMIT VISIT		
43	03-01-1992	MN	Manual Note	9,200					01-25-2013				317	3	MEAS+INSPCTD		
111	05-01-1987	MN	Manual Note	150,000					10-21-2010				311	2	MEASURED		
									06-15-2006			311	1	LEFT NOTICE			
									01-18-2000			250	22	MAILER SENT			
									12-22-1999			247	2	MEASURED			

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	RA				29,390 SF	4.12	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	4.45	130,800	
Total Card Land Units							0.67	AC	Parcel Total Land Area: 0.67							Total Land Value							130,800

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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	109.91	
Interior Floor 2	3	HARDWOOD	RCN	445,550	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	21	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	352,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1992	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	96	12.00	1992	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	79	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,472		27.67	40,731	
FFL	1ST FLOOR	1,479	1,479		138.54	204,903	
GAR	GARAGE	0	768		55.38	42,532	
OFP	OPEN PORCH	0	64		12.99	831	
SFL	2ND FLOOR	1,088	1,088		138.54	150,733	
WDK	WOOD DECK	0	210		27.71	5,819	
Ttl Gross Liv / Lease Area		2,567	5,081			445,550	

