

State Use 101
Print Date 11/14/2023 11:16:38 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
KOSIBA KATHRYN G KOSIBA JAMES M 40 LONGVIEW DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	127700		127,700										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	117800		117,800										
												RESIDNTL.		101	3100		3,100										
				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_392618_2852855														Total		248,600		248,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
KOSIBA KATHRYN G WRIGHT KATHRYN G, BEAUREGARD JENNIFER, ROBINSON,RICHARD CAOQUETTE JOSEPH A V +,				19168 0312		03-19-2012		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				18264 0583		04-22-2010		U		I		182,000				2023	101	116,900	2022	101	103,600	2021	101	99,200			
				18225 0437		03-23-2010		U		I		1		1A			101	107,000		101	97,300		101	90,000			
				14582 0253		10-01-2004		U		I		200,000					101	2,300		101	2,300		101	2,300			
				04644 0301		08-18-1978		U		I		0				Total		226,200	Total		203,200	Total		191,500			
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														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 127,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 117,800 Special Land Value 0 Total Appraised Parcel Value 248,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 248,600													
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MA																	
NOTES																											
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									
202001678	05-26-2020	11	POOL		700		07-02-2020	100	07-02-2020		15' ABOVE GROUN		07-02-2020			334	15	PERMIT VISIT									
201400610	03-21-2014	10	SHED		5,327		05-23-2014	100	05-23-2014		12X20 REPLACE E		05-23-2014			317	15	PERMIT VISIT									
201201407	03-26-2012	91	INSULATION		1,700								07-11-2012			317	15	PERMIT VISIT									
63	04-27-1998	4	ADDITION		2,000						OSP/SIDING/WIND		03-18-2011			317	16	FIELDREV CHG									
169	06-26-1995	17	DECK		500						95 BP REPLACE EX		05-18-2010			317	3	MEAS+INSPCTD									
														11-08-2005			250	11	ENTRY DENIED								
														08-18-2005			349	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				25,000	SF	4.71	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.71	117,800				
Total Card Land Units							0.57	AC	Parcel Total Land Area: 0.57							Total Land Value							117,800				

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	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	151.28	
Interior Floor 2	5	LINO/VINYL	RCN	202,772	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		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	63	
Extra Kitchen St			RCNLD	127,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	77	12.00	1970	50	0.00	FR	F	0.90	400
02	SHED/FR			L	240	12.00	2013	70	0.00	GD	A	1.00	2,000
07	POOLA-C	OB	Outbuildi	L	15	69.00	2020	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	942		32.95	31,043	
EFP	ENCL PORCH	0	192		82.56	15,852	
FFL	1ST FLOOR	942	942		165.12	155,547	
OPF	OPEN PORCH	0	24		13.76	330	
Ttl Gross Liv / Lease Area		942	2,100			202,772	

