

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KUSELIAS GEORGE A KUSELIAS LYNN A 11 PINEYWOODS DR EAST LONGMEADOW MA 01028 GIS ID F_393826_2842024												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	244600		244,600												
												RES LAND		101	146600		146,600												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	26400		26,400												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		417,600		417,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KUSELIAS GEORGE A				05578	0427	03-09-1984	U	I		94,500		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
												2023	101	227,700	2022	101	207,400	2021	101	198,700									
													101	131,600		101	118,800		101	110,100									
													101	24,000		101	24,000		101	24,000									
												Total		383,300		Total		350,200		Total		332,800							
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) 244,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 26,400 Appraised Land Value (Bldg) 146,600 Special Land Value 0 Total Appraised Parcel Value 417,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 417,600															
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MG																			
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	
202103020		10-15-2021		12		REROOF		4,000		07-06-2023		100		07-06-2023		REMV & REPLC RO		07-06-2023						334		15		PERMIT VISIT	
202102918		09-29-2021		12		REROOF		17,200		07-06-2023		100		07-06-2023		GARAGE		04-28-2018						333		2		MEASURED	
275		10-01-1993		MN		Manual Note		6,000								ADDITION		06-25-2005						274		2		MEASURED	
274		10-01-1993		MN		Manual Note		13,000										02-01-2000						247		14		INSPECTED	
																		11-23-1999						247		2		MEASURED	
																		02-14-1995						107		15		PERMIT VISIT	
																		03-01-1994						105		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		RA				31,181	SF	3.92	1.200	7	LAND	1.00	MG	1.00				0			1.000	4.7	146,600				
Total Card Land Units								0.72	AC	Parcel Total Land Area: 0.72								Total Land Value								146,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	114.59	
Interior Floor 2	3	HARDWOOD	RCN	376,266	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	01	NONE	Effective Year Built	1986	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	35	
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	65	
Extra Kitchen St	N	NONE	RCNLD	244,600	
FBM Sqft	701		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		Misc Imp Ovr Comment		
Central Vac	0		Cost to Cure Ovr		
Frame	1	NO 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	1981	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	80	12.00	1985	60	0.00	AV	A	1.00	600
04	GARAGE/L			L	576	36.00	1994	70	0.00	GD	A	1.00	14,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,168		27.72	32,382	
FFL	1ST FLOOR	1,520	1,520		138.38	210,344	
GAR	GARAGE	0	528		55.30	29,199	
OFP	OPEN PORCH	0	96		14.42	1,384	
TQS	3/4 STORY	684	912		103.79	94,655	
WDK	WOOD DECK	0	298		27.86	8,303	
Ttl Gross Liv / Lease Area		2,204	4,522			376,266	

