Property Location 67 FAVORITE LN | Map ID 56/ 18/ 16/ / | Bldg Name | State Use 101
Vision ID 6469 | Account # 6571 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 1:03:58 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KATSOUNAKIS MICHAEL T & DEBOR				
KATSOUNAKIS THEA E	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
67 FAVORITE LN				
	DRAINAGE		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_386690_2841441

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	466800	466,800
RES LAND	101	260200	260,200
Total		727,000	727,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KATSOUNAKIS MICHAEL T & DEBORAH AIK	24068	0138	08-18-2021	U	I	1	1A
KATSOUNAKIS MICHAEL T	12447	0425	07-17-2002	U	V	132,000	1P
FAVORITA REALTY ILLC,	10691	0050	03-19-1999	U	V	1	1
MCMAHON GARY D	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	432,500	2022	101	392,900	2021	101	376,400
	101	237,800		101	191,400		101	177,800
	Total	670,300		Total	584,300		Total	554,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NS

NOTES

SUB DIV 841 SUB DIV 867/877

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	466,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	260,200
Special Land Value	0
Total Appraised Parcel Value	727,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	727,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
187	07-02-2002	2	DWELLING	170,000				OC 10/20/2003

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-03-2018			333	2	MEASURED
04-10-2009			317	14	INSPECTED
03-06-2009			317	2	MEASURED
02-05-2004			311	14	INSPECTED
02-06-2003			274	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	RAA				40,000	SF	3.12	2.000	1	LAND	1.00	FA	1.00			0			1.000	6.24	249,600
1	101	ONE FAM	RAA				1.520	AC	7,000.00	1.000	0		1.00	FA	1.00			0			1.000	7,000	10,600
						Total Card Land Units	2.44	AC	Parcel Total Land Area:	2.44												Total Land Value	260,200

Property Location 67 FAVORITE LN | Map ID 56/ 18/ 16/ / | Bldg Name | State Use 101
Vision ID 6469 | Account # 6571 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 1:03:59 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	09	CONTEMPORY
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	6	STUCCO
Exterior Wall 2		
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	3	
Total Rooms	8	
Bath Style	V	VERY GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

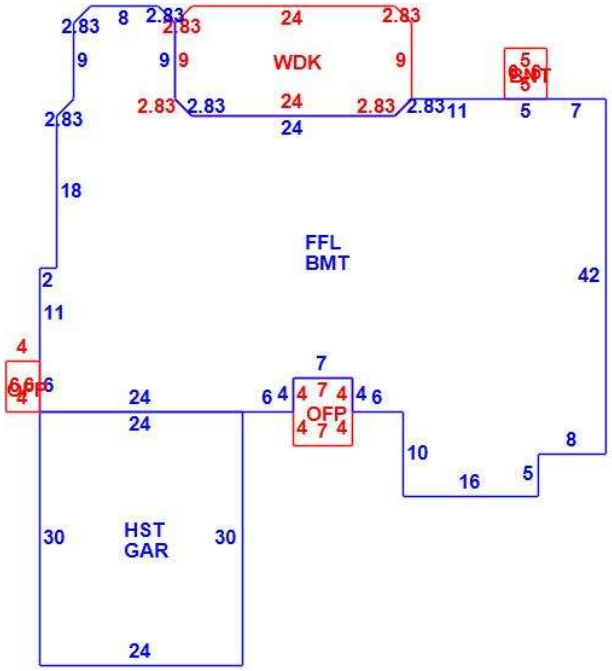
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	92.73
RCN	524,474
Net Other Adj	
Year Built	2003
Effective Year Built	2010
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	89
RCNLD	466,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,685		26.55	71,284
BNT	BSMT ENTRY	0	30		8.85	265
FFL	1ST FLOOR	2,685	2,685		132.74	356,419
GAR	GARAGE	0	720		53.10	38,230
HST	HALF STORY	360	720		66.37	47,788
OFP	OPEN PORCH	0	80		13.27	1,062
WDK	WOOD DECK	0	356		26.47	9,425
	Ttl Gross Liv / Lease Area	3,045	7,276			524,474