

State Use 101
Print Date 11/13/2023 5:24:33 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
COOK KEVIN MICHAEL COOK DANIELLE JENNETTE 28 DONAMOR LN EAST LONGMEADOW MA 01028 GIS ID F_378877_2849751												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	199400		199,400																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	111000		111,000																		
												RESIDNTL.		101	600		600																		
				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		311,000		311,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
COOK KEVIN MICHAEL ROBINSON JEFFREY T ELLIS JOHN				22329		0179		08-24-2018		Q		I		260,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				06266		0266		10-23-1986		U		I		125,000				2023	101	183,400	2022	101	166,000	2021	101	159,400									
				05688		0318		09-25-1984		U		I		83,900					101	100,900		101	91,800		101	84,900									
																			101	400		101	400		101	400									
				Total												Total	284,700		Total		258,200		Total		244,700										
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																						
		Total																																	
ASSESSING NEIGHBORHOOD																																			
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							
191		07-01-1994		MN		Manual Note		1,700								SHED		07-23-2019						400		3		MEAS+INSPCTD							
																		07-05-2019						334		11		ENTRY DENIED							
																		09-09-2016						317		2		MEASURED							
																		06-30-2004						328		16		FIELDREV CHG							
																		04-01-2004						250		22		MAILER SENT							
																		02-26-2004						311		2		MEASURED							
																		01-17-1995						107		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		RC				10,500	SF	10.57	1.000	5	LAND	1.00	MA	1.00				0		1.000	10.57		111,000										
Total Card Land Units								0.24	AC	Parcel Total Land Area: 0.24								Total Land Value								111,000									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		126.18
Interior Floor 1	3	HARDWOOD	RCN		284,884
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		199,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
02	SHED/FR			L	80	12.00	1994	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		28.93	26,386	
FFL	1ST FLOOR	1,164	1,164		144.98	168,756	
GAR	GARAGE	0	300		57.99	17,397	
HST	HALF STORY	456	912		72.49	66,110	
OPF	OPEN PORCH	0	66		15.38	1,015	
OSP	SCRN PORCH	0	240		21.75	5,219	
Ttl Gross Liv / Lease Area		1,620	3,594			284,884	

