

State Use 101
Print Date 11/13/2023 5:37:46 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KOTOMSKI MICHAEL A KOTOMSKI FRANCESCA J 77 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377757_2850063												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		215100		215,100																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		113100		113,100																	
												RESIDENTL.		101		2000		2,000																	
				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#																													
										Total		330,200		330,200																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
KOTOMSKI MICHAEL A BOUTIN,CAROL J BARTELS,RODNEY L MAZZA JAMES J +, BOYD WILLIAM J +				17431 0202		08-12-2008		U		I		202,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				14913 0196		03-14-2005		U		I		224,100				2023		101		196,900		2022		101		175,800		2021		101		168,300			
				12518 0176		08-23-2002		U		I		207,000						101		102,900				101		93,600		101		86,600					
				07842 0416		10-30-1991		U		I		155,000						101		1,700				101		1,700		101		1,700					
				03246 0373		03-17-1967		U		I		0																							
Total										301,500		Total		271,100		Total		256,600																	
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																	
																		Appraised BLDG. Value (Card)										215,100							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										2,000							
																		Appraised Land Value (Bldg)										113,100							
																		Special Land Value										0							
																		Total Appraised Parcel Value										330,200							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										330,200							
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							
90		04-25-2011		12		REROOF		8,700								SUPPORT BEAMS 24' ABV GRD		08-07-2019						334		3		MEAS+INSPCTD							
341		11-03-2008		9		ALTERATION		1,200										03-02-2012						317		15		PERMIT VISIT							
82		04-15-2005		11		POOL		6,000										09-09-2009						317		15		PERMIT VISIT							
																		01-09-2009						317		15		PERMIT VISIT							
																		12-12-2005						311		15		PERMIT VISIT							
																		04-21-2004						317		3		MEAS+INSPCTD							
																		04-01-2004						250		22		MAILER SENT							
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		RB				15,004	SF	7.54	1.000	5	LAND	1.00	MA	1.00					0			1.000	7.54	113,100									
Total Card Land Units																		0.34		AC	Parcel Total Land Area: 0.34				Total Land Value										113,100

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	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	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	5	LINO/VINYL	Adj Base Rate	119.12	
Interior Floor 2	3	HARDWOOD	RCN	307,242	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	7		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	70	
Extra Kitchen St			RCNLD	215,100	
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
02	SHED/FR			L	112	12.00	1989	60	0.00	AV	A	1.00	800
07	POOLA-C	OB	Outbuildi	L	24	69.00	2005	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		26.08	25,766	
FFL	1ST FLOOR	1,220	1,220		130.13	158,761	
GAR	GARAGE	0	264		52.25	13,794	
TQS	3/4 STORY	741	988		97.60	96,428	
WDK	WOOD DECK	0	481		25.97	12,493	
Ttl Gross Liv / Lease Area		1,961	3,941			307,242	

