Property Location 40 SHAWMUT ST | Map ID 23/ 11/ 105/ / | Bldg Name | State Use 101
Vision ID 1232 | Account # 1267 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-18-2024 8:42:46 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KOFSKY STEVEN				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
40 SHAWMUT ST				
	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_379789_2856691

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	194600	194,600
RES LAND	101	115400	115,400
RESIDNTL.	101	500	500
Total		310,500	310,500

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KOFSKY STEVEN	20604	0473	02-24-2015	Q	I	240,000	00
CLOONAN THERESA J LE SEARS KAREN E	12516	0129	08-16-2002	U	I	100	1A
CLOONAN ROBERT E +,	03136	0649	08-31-1965	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	179,400	2023	101	164,200	2022	101	146,100
	101	115,400		101	104,900		101	95,300
	101	500		101	300		101	300
	Total	295,300		Total	269,400		Total	241,700

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	MA

NOTES

EFP BETWEEN HOUSE & GARAGE 4/15

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	194,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	115,400
Special Land Value	0
Total Appraised Parcel Value	310,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	310,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201903414	12-18-2019	4	ADDITION	30,000	06-26-2020	100	06-26-2020	ADDITION 1 CAR T
201501538	05-12-2015	91	INSULATION	2,228		0		
201201026	03-05-2012	GEN	GENERATOR	9,500				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-26-2020			334	15	PERMIT VISIT
04-10-2015			317	3	MEAS+INSPCTD
06-01-2012			317	15	PERMIT VISIT
11-29-2003			274	3	MEAS+INSPCTD
08-15-1991			131	3	MEAS+INSPCTD
07-16-1980			500	3	MEAS+INSPCTD

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				19,455	SF	5.93	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.93	115,400
						Total Card Land Units	0.45	AC	Parcel Total Land Area:	0.45										Total Land Value			115,400

Property Location	40 SHAWMUT ST		Map ID	23/ 11/ 105/ /	Bldg Name		State Use 101
Vision ID 1232		Account # 1267		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11-18-2024 8:42:46 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

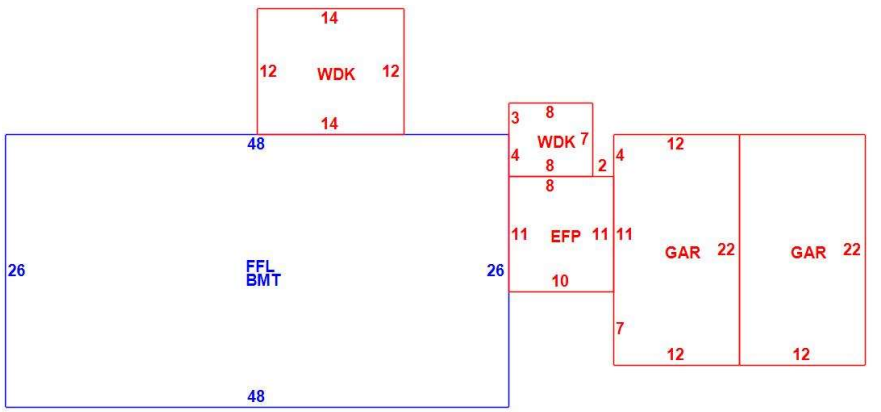
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	141.76
RCN	277,940
Net Other Adj	
Year Built	1958
Effective Year Built	1991
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	194,600
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
02	SHED/FR			L	80	12.00	1980	50	0.00	FR	A	1.00	500
GEN	GENERATO			B	0	0.00	1988	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,248		30.78	38,411
EFP	ENCL PORCH	0	110		76.82	8,450
FFL	1ST FLOOR	1,248	1,248		153.64	191,746
GAR	GARAGE	0	528		61.40	32,419
WDK	WOOD DECK	0	224		30.87	6,914
	Ttl Gross Liv / Lease Area	1,248	3,358			277,940