

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KATSOUNAKIS MANUEL N ROCHE JOAN L 44 FRANKWYN ST EAST LONGMEADOW MA 01028 GIS ID F_380855_2852730 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	257100		257,100												
												RES LAND		101	110800		110,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2100		2,100												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
										Total										370,000		370,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KATSOUNAKIS MANUEL N HAYES JAMES E, HAYES WILTON B				11390 0180 09420 0408 01836 0268		10-30-2000 03-18-1996 09-13-1946		U U I I U I		165,000 1 0		1 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
														2024	101	237,700	2023	101	218,300	2022	101	197,300							
																							101	110,800	101	100,800	101	91,600	
																													101
Total		350,600		Total		320,400		Total		290,200																			
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													
Nbhd		Nbhd Name				Tracing				Batch		Appraised BLDG. Value (Card)										257,100							
0001						101				MA		Appraised Xf (B) Value (Bldg)										0							
																Appraised Ob (B) Value (Bldg)										2,100			
																Appraised Land Value (Bldg)										110,800			
																Special Land Value										0			
																Total Appraised Parcel Value										370,000			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										370,000			
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	
133		06-25-2009		25		WINDOWS		8,063								INCLUDES 6 FT SLI		03-22-2018						333		2		MEASURED	
236		07-30-2008		9		ALTERATION		1,968				0				REPLACE FRONT D		12-04-2009						317		15		PERMIT VISIT	
53		04-16-1997		MN		Manual Note		1,923								WINDOWS		01-04-2009						317		15		PERMIT VISIT	
43		03-01-1995		MN		Manual Note		5,500								BATH REMOD		11-01-2003						274		3		MEAS+INSPCTD	
73		04-01-1993		MN		Manual Note		400								SKYLIGHT		12-18-1995						107		15		PERMIT VISIT	
																		01-27-1994						105		15		PERMIT VISIT	
																		05-12-1992						131		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		RC				10,055 SF		11.02	1.000	5	LAND	1.00	MA	1.00			0			1.000		11.02		110,800			
Total Card Land Units								0.23		AC	Parcel Total Land Area: 0.23						Total Land Value										110,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	4	CARPET	Adj Base Rate	126.93	
Interior Floor 2			RCN	367,233	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1946	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	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	257,100	
FBM Sqft	509		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			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
19	PATIO			L	323	8.00	1985	50	0.00	FR	F	0.90	1,200
02	SHED/FR			L	120	12.00	2013	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,272		28.39	36,112
FFL	1ST FLOOR	1,368	1,368		142.17	194,493
GAR	GARAGE	0	666		56.78	37,818
STG	STORAGE	0	28		55.85	1,564
TQS	3/4 STORY	684	912		106.63	97,246
Ttl Gross Liv / Lease Area		2,052	4,246			367,233

