

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
KEOHANE MICHAEL  313 PROSPECT ST  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
	<b>TOPO WET</b>	<b>EASEMENT</b>	<b>TRAFFIC</b>	<b>CORNER</b>	RESIDNTL.	101	146300	146,300		
	<b>DRAINAGE</b>		<b>VIEW</b>	<b>COMMUNITY</b>	RES LAND	101	126300	126,300		
					RESIDNTL.	101	2400	2,400		
<b>SUPPLEMENTAL DATA</b>						Total		275,000	275,000	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KEOHANE MICHAEL	22534	0351	01-25-2019	U	I	4,300	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KEOHANE KYM	14469	0538	09-07-2004	U	I	122,000	1F	2024	101	134,800	2023	101	123,500	2022	101	108,000	
CUOCO BENJAMIN A +, CUOCO	06563 04638	0041 0221	07-20-1987 08-08-1978	U U	I I	1 0	1A		101	126,300		101	115,000		101	103,700	
				U	I	0			101	1,600		101	1,000		101	1,000	
Total								262,700		Total		239,500		Total		212,700	

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																				

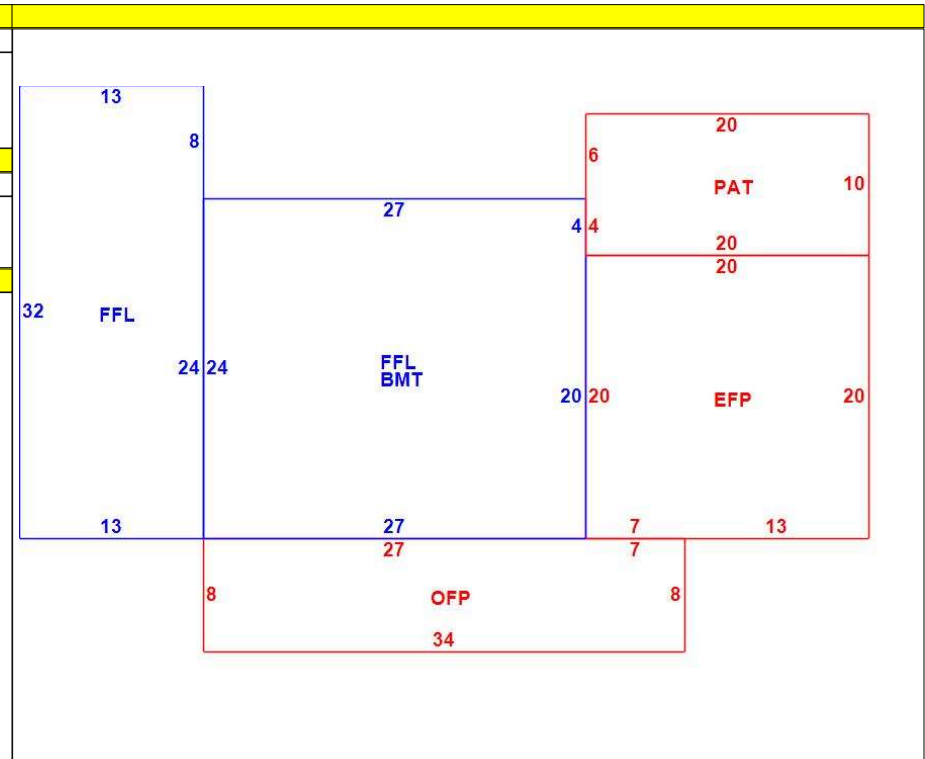
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		Tracing	Batch											
0001			101	MG											

NOTES										APPRAISED VALUE SUMMARY							
										Appraised BLDG. Value (Card)							146,300
										Appraised Xf (B) Value (Bldg)							0
										Appraised Ob (B) Value (Bldg)							2,400
										Appraised Land Value (Bldg)							126,300
										Special Land Value							0
										Total Appraised Parcel Value							275,000
										Valuation Method							C
										Adjustment							
										Net Total Appraised Parcel Value							275,000

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		
B-23-467	06-21-2023	25	WINDOWS	12,000	06-20-2024	100		WINS & DOORS	06-20-2024			334	15	PERMIT VISIT		
201902957	10-01-2019	91	INSULATION	2,500		0			04-11-2018			333	2	MEASURED		
201902370	07-16-2019	91	INSULATION	3,000		0			02-01-2007			311	15	PERMIT VISIT		
324	09-22-2006	12	REROOF	3,700					02-01-2007			311	2	MEASURED		
323	09-22-2006	12	REROOF	3,000					04-08-2004			317	3	MEAS+INSPCTD		
316	09-12-2006	1	PORCH	5,700				33' X 8' FARMERS GAR	03-18-2004			250	22	MAILER SENT		
256	11-01-1990	MN	Manual Note	3,000					09-12-2003			274	12	MEAS DENIED		

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				23,087 SF	5.07	1.200	7	LAND	1.00	MG	1.00		0	TRF1	0.9	1.000	5.47	126,300
Total Card Land Units							0.53	AC	Parcel Total Land Area:				0.53	Total Land Value							126,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Adj Base Rate	150.23	
Interior Floor 1	4	CARPET	RCN	256,672	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1950	
Heat Type	1	FORCED H/A	Effective Year Built	1978	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	146,300	
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	1				



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	192	12.00	1988	50	0.00	FR	A	1.00	1,200
02	SHED/FR			L	72	12.00	1990	50	0.00	FR	A	1.00	400
22	WOOD DK			L	100	15.00		50	0.00	FR	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	648		35.98	23,318	
EFP	ENCL PORCH	0	400		89.68	35,873	
FFL	1ST FLOOR	1,064	1,064		179.37	190,845	
OFF	OPEN PORCH	0	272		17.80	4,843	
PAT	PATIO	0	200		8.97	1,794	
Ttl Gross Liv / Lease Area		1,064	2,584			256,672	

