

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
GIANNAKOPOULOS ELIAS P + CRIST 67 BIRCH AV EAST LONGMEADOW MA 01028 GIS ID F_376834_2853628 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198100			198,100													
												RES LAND		101	111800			111,800													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700			700													
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			310,600			310,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
GIANNAKOPOULOS ELIAS P + CRISTINA R LESNIEWSKI ADAM TRUSTEE LESNIEWSKI ANNA, HOWARD KENNETH B +, MOYNIHAN JOHN F				20367 0396		07-29-2014		Q		I		242,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				18920 0272		09-20-2011		U		I		1		1A		2024	101	185,600	2023	101	173,200	2022	101	162,300							
				11274 0154		07-21-2000		U		I		150,000					101	111,800		101	101,600		101	92,400							
				08373 0199		03-31-1993		U		I		140,000					101	700		101	400		101	400							
				06811 0011		04-21-1988		U		I		143,000				Total		298,100	Total			275,200	Total			255,100					
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)										198,100			
0001										101				MA				Appraised Xf (B) Value (Bldg)										0			
NOTES																Appraised Ob (B) Value (Bldg)										700					
																Appraised Land Value (Bldg)										111,800					
																Special Land Value										0					
																Total Appraised Parcel Value										310,600					
																Valuation Method										C					
																Adjustment															
																Net Total Appraised Parcel Value										310,600					
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			
201902331		07-09-2019		91		INSULATION		5,705				0				WOOD STOVE DEMO HOUSE SPLIT ENT		03-12-2024						334		2		MEASURED			
365		12-01-1988		MN		Manual Note		799										09-12-2014						317		3		MEAS+INSPCTD			
285		09-01-1988		MN		Manual Note												04-23-2004						317		14		INSPECTED			
332		10-01-1987		MN		Manual Note		70,000										04-07-2004						250		22		MAILER SENT			
																		04-06-2004						311		2		MEASURED			
																09-07-1990						131		3		MEAS+INSPCTD					
																		11-16-1988						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				12,000	SF	9.32	1.000	5	LAND	1.00	MA	1.00			0				1.000	9.32	111,800						
Total Card Land Units								0.28	AC	Parcel Total Land Area:				0.28													Total Land Value				111,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	2	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	10	PARQUET	Adj Base Rate	148.99	
Interior Floor 2	4	CARPET	RCN	271,427	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	1994	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	73	
Extra Kitchen St	N	NONE	RCNLD	198,100	
FBM Sqft	288		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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	2013	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,234	1,234		172.12	212,391
LLV	LOWR LEVEL	0	1,152		43.03	49,569
PAT	PATIO	0	192		8.96	1,721
WDK	WOOD DECK	0	227		34.12	7,745

