

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
KUSZINNA CHARLES D JR CALLAHAN JEANNE M 119 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_389622_2856750												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	151400		151,400											
												RES LAND		101	123500		123,500											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13500		13,500											
				SUPPLEMENTAL DATA																								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
				Total										288,400		288,400												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
KUSZINNA CHARLES D JR RISTAU JOSPEH T ROBICHAUD JONATHAN E CARABETTA,MICHAEL GABOURY DOROTHY A,				23309 0005		07-13-2020		Q	I	250,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				21328 0326		08-26-2016		Q	I	200,000		00	2024	101	140,000	2023	101	128,500	2022	101	115,100							
				16297 0230		10-30-2006		U	I	218,000				101	123,500		101	112,100		101	101,300							
				16197 0190		09-18-2006		U	I	240,000		1		101	11,700		101	10,000		101	10,000							
				02196 0223		09-10-1952		U	I	0																		
				Total										275,200		Total		250,600		Total		226,400						
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 151,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,500 Appraised Land Value (Bldg) 123,500 Special Land Value 0 Total Appraised Parcel Value 288,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 288,400												
Nbhd		Nbhd Name						Tracing						Batch														
0001								101						MG														
NOTES																												

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	02		BUNGALOW				Central Vac	0		NO			
Model	01		RESIDENTIAL				Basement Floor						
Grade	C		AVERAGE				Bsmt Garage	0					
Stories	1.50		1 1/2 STORIES				Units	1					
Foundation	2		CONC BLOCK				MIXED USE						
Exterior Wall 1	2		CLAPBOARD				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2	8		PLYWD PANL				Adj Base Rate				114.58		
Interior Floor 1	3		HARDWOOD				RCN				265,639		
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1900		
Heat Type	3		FORCED H/W				Effective Year Built				1978		
AC Type	01		NONE				Depreciation Code				AV		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %				43		
Extra Fixtures	1						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				151,400		
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	0						Cost to Cure Ovr Comment						
WS Flues	0												
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
04	GARAGE/L			L	400	36.00	1953	60	0.00	AV	A	1.00	8,600
03	GARAGE	OB	Outbuildi	L	160	32.00	1981	60	0.00	AV	A	1.00	3,100
09	POOL A-R	OB	Outbuildi	L	220	12.08	2022	60	0.00	AV	A	1.00	1,600
22	WOOD DK			L	25	15.00	2022	60	0.00	AV	A	1.00	200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,182		24.99	29,543			
EFP	ENCL PORCH					0	126		62.59	7,887			
FFL	1ST FLOOR					1,206	1,206		125.18	150,971			
HST	HALF STORY					591	1,182		62.59	73,983			
OSP	SCRN PORCH					0	176		18.49	3,255			
Ttl Gross Liv / Lease Area						1,797	3,872			265,639			

