

State Use 101
Print Date 11/22/2024 12:55:06

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																									
KOGAN OLEG KOGAN ALINA 3 WINDHAM DR EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		381600		381,600																											
												RES LAND		101		130800		130,800																											
												RESIDNTL.		101		13900		13,900																											
				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		526,300		526,300																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
KOGAN OLEG MASSACHUSETTS RESIDENTIAL,NOMINEE GADSBY,PETER D SANTOURIAN ARMINE E, SANTOURIAN ARMINE E				15232 0325		08-05-2005		U		I		390,000		1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																					
				15232 0323		08-05-2005		U		I		390,750				2024	101	352,000	2023	101	326,400	2022	101	296,800																					
				11146 0177		03-31-2000		U		I		255,000					101	130,800		101	117,900		101	106,100																					
				07353 0389		12-27-1989		U		I		0		1A			101	13,900		101	13,600		101	13,600																					
				06992 0468		10-14-1988		U		I		278,000				Total		496,700		Total		457,900		Total		416,500																			
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																																													
Nbhd				Nbhd Name				Tracing				Batch																																	
0001								101				NV																																	
NOTES																																													
SUB DIV # 555																Appraised BLDG. Value (Card)										381,600																			
																Appraised Xf (B) Value (Bldg)										0																			
																Appraised Ob (B) Value (Bldg)										13,900																			
																Appraised Land Value (Bldg)										130,800																			
																Special Land Value										0																			
																Total Appraised Parcel Value										526,300																			
																Valuation Method										C																			
																Adjustment																													
																Net Total Appraised Parcel Value										526,300																			
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																	
202002685		10-01-2020		62		SOLAR		25,000		06-29-2021		100						06-29-2021						400		15		PERMIT VISIT																	
201402613		10-01-2014		21		SIDING		19,970		04-06-2015		100		04-06-2015				04-06-2015						317		15		PERMIT VISIT																	
43		03-01-1992		MN		Manual Note		9,200								POOL		01-25-2013						317		3		MEAS+INSPECTD																	
111		05-01-1987		MN		Manual Note		150,000								SFR		10-21-2010						311		2		MEASURED																	
																		06-15-2006						311		1		LEFT NOTICE																	
																		01-18-2000						250		22		MAILER SENT																	
																		12-22-1999						247		2		MEASURED																	
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		RA								29,390		SF		4.12		1.200		7		LAND		1.00		MG		1.00				0		TRF2		0.9		1.000		4.45		130,800	
Total Card Land Units																0.67		AC		Parcel Total Land Area: 0.67										Total Land Value										130,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		120.06
Interior Floor 1	4	CARPET	RCN		483,089
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		2000
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		79
Extra Kitchens	0		RCNLD		381,600
Extra Kitchen St			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					

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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1992	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	96	12.00	1992	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	79	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,472		30.00	44,163					
FFL	1ST FLOOR	1,479	1,479		150.21	222,167					
GAR	GARAGE	0	768		60.05	46,116					
OFP	OPEN PORCH	0	64		14.08	901					
SFL	2ND FLOOR	1,088	1,088		150.21	163,433					
WDK	WOOD DECK	0	210		30.04	6,309					
Ttl Gross Liv / Lease Area		2,567	5,081			483,089					

