

State Use 101
Print Date 11/22/2024 3:06:36 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW												
KOGAN EDWARD + ANNA KOGAN LEONID + OLEG 9 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_393158_2852565				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	186400		186,400															
												RES LAND		101	118000		118,000															
												RESIDENTL.		101	500		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		304,900		304,900														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
KOGAN EDWARD + ANNA KOGAN EDWARD + ANNA + LEONID, IDEAL FINANCIAL SERVICES DEROSIA PHILLIP L + VELMA				11346 0521		09-25-2000		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08434 0405		05-28-1993		U		I		118,000		1L		2024	101	172,400	2023	101	158,500	2022	101	141,800								
				08210 0414		10-22-1992		U		I		79,000																				
				04447 0267		07-07-1977		U		I		0																				
														Total		290,900		Total		265,900		Total		239,400								
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																																
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 186,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 118,000 Special Land Value 0 Total Appraised Parcel Value 304,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 304,900																
Nbhd				Nbhd Name				Tracing				Batch																				
0001								101				MA																				
NOTES																																
																VISIT / CHANGE HISTORY																
																Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result
																202002971	11-16-2020	62	SOLAR		18,000	06-28-2021	100 0		REROOF/DOORS/	06-28-2021				400	15	PERMIT VISIT
																201702983	11-27-2017	91	INSULATION		2,561					05-08-2018				333	3	MEAS+INSPCTD
243	08-16-2004	9	ALTERATION		10,000	06-03-2008	250	P1	PHONE MESSAG																							
						08-04-2005	349	2	MEASURED																							
												01-14-2005	311	15	PERMIT VISIT																	
												01-17-2000	247	14	INSPECTED																	
												12-02-1999	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				25,209	SF	4.68	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.68	118,000										
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value							118,000									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
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	3	HARDWOOD	Adj Base Rate	140.17	
Interior Floor 2	5	LINO/VINYL	RCN	295,799	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1964	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	186,400	
FBM Sqft	615		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	64	12.00	2014	60	0.00	AV	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	63	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	1,230		31.67	38,954
EFP	ENCL PORCH	0	108		79.18	8,551
FFL	1ST FLOOR	1,290	1,290		158.35	204,272
GAR	GARAGE	0	576		63.23	36,421
WDK	WOOD DECK	0	242		31.41	7,601
Ttl Gross Liv / Lease Area		1,290	3,446			295,799

