

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
KACOYANNAKIS ROBERT VAN 21 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_393185_2852322												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	391100		391,100										
												RES LAND		101	118900		118,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	15200		15,200										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates 4/29/2011 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		525,200		525,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
KACOYANNAKIS ROBERT VAN KOWALCZYK GERALD E,				16326		0471		11-04-2006		U		I		260,000				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				04827		0094		09-07-1979		U		I		0				2024		101	360,800	2023	101	330,400	2022	101	297,500
																		101	118,900		101	107,600		101	97,800		
																		101	15,200		101	13,300		101	13,300		
				Total										Total		494,900		Total		451,300		Total		408,600			
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		MA																			
NOTES																Appraised BLDG. Value (Card)											
																Appraised Xf (B) Value (Bldg)											
																Appraised Ob (B) Value (Bldg)											
																Appraised Land Value (Bldg)											
																Special Land Value											
																Total Appraised Parcel Value											
																Valuation Method											
																Adjustment											
																Net Total Appraised Parcel Value											
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									
201500930	04-13-2015	12	REROOF		5,500		06-17-2016	100	06-17-2016		PARTIAL/METAL		06-17-2016			317	15	PERMIT VISIT									
303	09-28-2010	4	ADDITION		180,000						OC 4/29/2011 1600		04-29-2011			400	25	OC VISIT									
225	07-01-1987	MN	Manual Note		4,000						SHED		02-11-2011			317	2	MEASURED									
191	07-01-1987	MN	Manual Note		11,000						IG POOL		05-06-2004			317	3	MEAS+INSPCTD									
147	01-01-1983	MN	Manual Note								GARAGE		01-22-2000			247	14	INSPECTED									
5	01-01-1982	MN	Manual Note								FLUE		12-02-1999			247	2	MEASURED									
																07-07-1992											
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				26,433	SF	4.50	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.5	118,900					
Total Card Land Units							0.61	AC	Parcel Total Land Area:			0.61	Total Land Value										118,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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		110.82
Interior Floor 2	4	CARPET	RCN		507,966
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1965
AC Type	03	FULL	Effective Year Built		1998
Bedrooms	3		Depreciation Code		GV
Full Baths	2		Remodel Rating		05
Half Baths	1		Year Remodeled		2010
Extra Fixtures	1		Depreciation %		23
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St			RCNLD		391,100
FBM Sqft			Dep % Ovr		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1987	70	0.00	GD	A	1.00	10,400
22	WOOD DK			L	192	15.00	1987	70	0.00	GD	G	1.25	2,500
02	SHED/FR			L	216	12.00	1987	70	0.00	GD	G	1.25	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,746		27.74	48,437
FFL	1ST FLOOR	1,760	1,760		138.79	244,268
GAR	GARAGE	0	777		55.55	43,163
OPF	OPEN PORCH	0	45		15.42	694
TQS	3/4 STORY	1,235	1,647		104.07	171,404
Ttl Gross Liv / Lease Area		2,995	5,975			507,966

