

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																			
KATSOULEAS THOMAS CHRISTOS 9 HIDDEN PONDS DR EAST LONGMEADOW MA 01028 GIS ID F_381233_2856670												Description RESIDNTL. RES LAND		Code 101 101		Appraised 525800 157200		Assessed 525,800 157,200																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER																													
				DRAINAGE				VIEW		COMMUNITY																													
				Alt Prcl ID SP Permit Chapter Land OC Dates 06-17-2021 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
KATSOULEAS THOMAS CHRISTOS BEDROCK FINANCIAL LLC TR REDSTONE PONDS LLC TR				23958 0331 23765 0130 22438 0529		06-24-2021 03-16-2021 11-08-2018		Q U U V U V		I V V V V V		594,325 1 471,000		00 1B 1V		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
																2024		101		492,400		2023		101		453,700		2022		101		415,100							
																		101		157,200				101		143,200				101		145,600							
																Total		649,600		Total		596,900		Total		560,700													
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description				Amount		Code		Description				YEAR		Amount												Comm Int									
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY										Appraised BLDG. Value (Card) 525,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 157,200 Special Land Value 0 Total Appraised Parcel Value 683,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 683,000																			
Nbhd		Nbhd Name				Tracing																								Batch									
0001																																							
NOTES										PS#1166 LOT 14 PLAN 35/32-34																													
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									
202103159		11-24-2021		62		SOLAR		12,816		12-27-2021		100		12-27-2021		FRONT				06-17-2021						400		25		OC VISIT									
202002287		08-13-2020		2		DWELLING		176,000		06-17-2021		100		06-17-2021		COLONIAL W/2 CA																							
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				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0				1.000	3.9	156,000														
1	101	ONE FAM		RA				0.340	AC	7,000.00	1.000	0		0.50	NG	1.00	WET		0				1.000	3,500	1,200														
Total Card Land Units								1.26	AC	Parcel Total Land Area: 1.26												Total Land Value						157,200											

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	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		120.71
Interior Floor 1	3	HARDWOOD	RCN		536,552
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2020
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		2
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		98
Extra Kitchens	0		RCNLD		525,800
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	778		Dep Ovr Comment		
FBM Quality	5		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	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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	98	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	1,312		34.07	44,698	
FFL	1ST FLOOR	1,330	1,330		170.60	226,904	
GAR	GARAGE	0	576		68.12	39,239	
OFP	OPEN PORCH	0	40		17.06	682	
PAT	PATIO	0	189		8.12	1,535	
SFL	2ND FLOOR	1,276	1,276		170.60	217,692	
WDK	WOOD DECK	0	172		33.72	5,801	
Ttl Gross Liv / Lease Area		2,606	4,895			536,552	

