

State Use 101
Print Date 11/18/2024 7:24:54 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KOTOMSKI MICHAEL A KOTOMSKI FRANCESCA J 77 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377757_2850063												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		233200		233,200															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		113100		113,100															
												RESIDNTL.		101		2000		2,000															
				SUPPLEMENTAL DATA																													
Alt Prcl ID						Received																											
SP Permit						NIA																											
Chapter Land						Field 8																											
OC Dates						Field 9																											
In+Ex FY						Field 10																											
Mailed						Assoc Pid#																											
										Total		348,300		348,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KOTOMSKI MICHAEL A BOUTIN,CAROL J BARTELS,RODNEY L MAZZA JAMES J +, BOYD WILLIAM J +				17431 0202		08-12-2008		U		I		202,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				14913 0196		03-14-2005		U		I		224,100		2024		101		215,100		2023		101		196,900		2022		101		175,800			
				12518 0176		08-23-2002		U		I		207,000		101		113,100		102,900		101		102,900		101		93,600							
				07842 0416		10-30-1991		U		I		155,000		101		2,000		1,700		101		1,700		101		1,700							
				03246 0373		03-17-1967		U		I		0		Total		330,200		Total		301,500		Total		271,100									
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																APPROAISED VALUE SUMMARY													
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										233,200													
0001						101		MA		Appraised Xf (B) Value (Bldg)										0													
										Appraised Ob (B) Value (Bldg)										2,000													
										Appraised Land Value (Bldg)										113,100													
										Special Land Value										0													
										Total Appraised Parcel Value										348,300													
										Valuation Method										C													
										Adjustment																							
										Net Total Appraised Parcel Value										348,300													
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					
90		04-25-2011		12		REROOF		8,700								SUPPORT BEAMS 24' ABV GRD		08-07-2019						334		3		MEAS+INSPCTD					
341		11-03-2008		9		ALTERATION		1,200										03-02-2012						317		15		PERMIT VISIT					
82		04-15-2005		11		POOL		6,000										09-09-2009						317		15		PERMIT VISIT					
																		01-09-2009						317		15		PERMIT VISIT					
																				12-12-2005						311		15		PERMIT VISIT			
																				04-21-2004						317		3		MEAS+INSPCTD			
										04-01-2004														250		22		MAILER SENT					
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		RB				15,004	SF	7.54	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.54	113,100								
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value										113,100					

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	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
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	5	LINO/VINYL	Adj Base Rate	130.11	
Interior Floor 2	3	HARDWOOD	RCN	333,190	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	233,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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	112	12.00	1989	60	0.00	AV	A	1.00	800
07	POOLA-C	OB	Outbuildi	L	24	69.00	2005	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		28.28	27,942
FFL	1ST FLOOR	1,220	1,220		141.12	172,169
GAR	GARAGE	0	264		56.66	14,959
TQS	3/4 STORY	741	988		105.84	104,572
WDK	WOOD DECK	0	481		28.17	13,548
Ttl Gross Liv / Lease Area		1,961	3,941			333,190

