Property Location 43 HELEN CR | Map ID 24/ 115/ 15/ / | Bldg Name | State Use 101
Vision ID 1331 | Account # 1366 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/19/2025 9:25:36 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KARWOSKI JOYCE M				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
43 HELEN CR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_380814_2854453

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	162500	162,500
RES LAND	101	111500	111,500
RESIDNTL.	101	5900	5,900
Total		279,900	279,900

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KARWOSKI JOYCE M	21966	0238	11-30-2017	Q	I	215,900	00
WINIEWICZ ADAM J	18318	0223	06-01-2010	U	I	109,000	1A
WINIEWICZ,ADAM J	15295	0438	08-31-2005	U	I	209,000	
MOORE,JEFFREY N	12559	0496	09-04-2002	U	I	133,900	
NELSON DORIS A,	02218	0404	12-31-1952	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	147,700	2024	101	136,700	2023	101	125,600
	101	111,500		101	111,500		101	101,300
	101	5,900		101	5,900		101	5,200
	Total	265,100		Total	254,100		Total	232,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	162,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,900
Appraised Land Value (Bldg)	111,500
Special Land Value	0
Total Appraised Parcel Value	279,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	279,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202100199	01-14-2021	91	INSULATION	3,228		0		
201800708	03-01-2018	91	INSULATION	3,100		0		

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
12-19-2017			400	14	INSPECTED
10-10-2014			317	3	MEAS+INSPCTD
11-11-2003			274	3	MEAS+INSPCTD
09-06-1991			131	3	MEAS+INSPCTD
05-27-1980			500	3	MEAS+INSPCTD

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	RC				11,400	SF	9.78	1.000	5	LAND	1.00	MA	1.00			0			1.000	9.78	111,500
Total Card Land Units							0.26	AC	Parcel Total Land Area:			0.26										Total Land Value	111,500

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	3	ALUMINUM
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2	8	PLYWD PANL
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

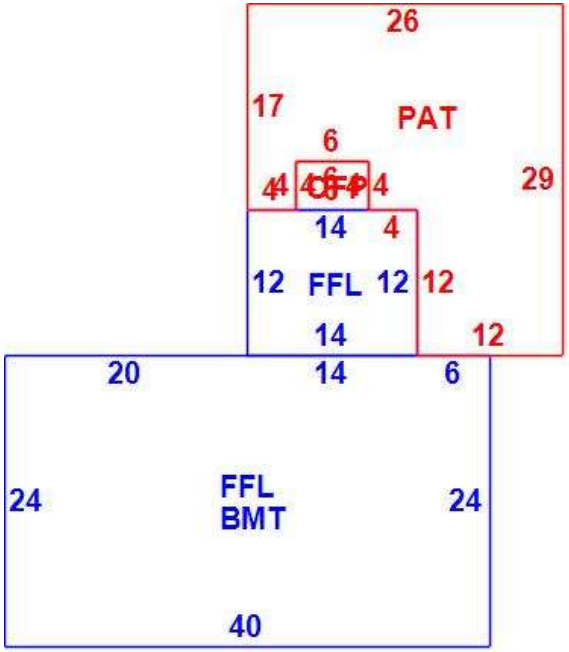
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	171.24
RCN	257,930
Net Other Adj	
Year Built	1952
Effective Year Built	1988
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	162,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	308	32.00	1965	60	0.00	AV	A	1.00	5,900

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		38.21	36,683
FFL	1ST FLOOR	1,128	1,128		191.06	215,515
OFP	OPEN PORCH	0	24		15.92	382
PAT	PATIO	0	562		9.52	5,350
	Ttl Gross Liv / Lease Area	1,128	2,674			257,930