

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KATSOUNAKIS MANUEL N ROCHE JOAN L 44 FRANKWYN ST EAST LONGMEADOW MA 01028 GIS ID F_380855_2852730												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	282900		282,900												
												RES LAND		101	110800		110,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2100		2,100												
				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		395,800		395,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KATSOUNAKIS MANUEL N HAYES JAMES E, HAYES WILTON B				11390		0180		10-30-2000		U		I		165,000		1		Year		Code		Assessed		Year		Code		Assessed	
				09420		0408		03-18-1996		U		I		1		1A		2025		101		257,100		2024		101		237,700	
				01836		0268		09-13-1946		U		I		0						101		110,800		2023		101		100,800	
																				101		2,100				101		1,300	
																Total		370,000		Total		350,600		Total		320,400			
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																									
Nbhd		Nbhd Name						Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 282,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 110,800 Special Land Value 0 Total Appraised Parcel Value 395,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 395,800													
0001								101				MA																	
				NOTES																									
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	
133		06-25-2009		25		WINDOWS		8,063								INCLUDES 6 FT SLI		03-22-2018						333		2		MEASURED	
236		07-30-2008		9		ALTERATION		1,968				0				REPLACE FRONT D		12-04-2009						317		15		PERMIT VISIT	
53		04-16-1997		MN		Manual Note		1,923								WINDOWS		01-04-2009						317		15		PERMIT VISIT	
43		03-01-1995		MN		Manual Note		5,500								BATH REMOD		11-01-2003						274		3		MEAS+INSPCTD	
73		04-01-1993		MN		Manual Note		400								SKYLIGHT		12-18-1995						107		15		PERMIT VISIT	
																		01-27-1994						105		15		PERMIT VISIT	
																		05-12-1992						131		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				10,055	SF	11.02		1.000	5	LAND	1.00	MA	1.00			0			1.000	11.02		110,800			
Total Card Land Units								0.23	AC	Parcel Total Land Area:				0.23	Total Land Value												110,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	4	CARPET	Adj Base Rate	141.23	
Interior Floor 2			RCN	404,170	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1946	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	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	282,900	
FBM Sqft	509		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
19	PATIO			L	323	8.00	1985	50	0.00	FR	F	0.90	1,200
02	SHED/FR			L	120	12.00	2013	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,272		31.25	39,744
FFL	1ST FLOOR	1,368	1,368		156.47	214,055
GAR	GARAGE	0	666		62.50	41,622
STG	STORAGE	0	28		61.47	1,721
TQS	3/4 STORY	684	912		117.35	107,028
Ttl Gross Liv / Lease Area		2,052	4,246			404,170

