

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
LABIENIEC JOHN B LABIENIEC NOEL DIANA M 27 FRANKWYN ST EAST LONGMEADOW MA 01028 GIS ID F_380588_2852501										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	213200						213,200			
										RES LAND		101	111400		111,400									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7200						7,200			
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				331,800		331,800						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
LABIENIEC JOHN B CANHAM DAVID A + LOUISE M, BUDD HOPEWELL H III				11478	0347	01-19-2001	U	I	169,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				08151	0171	08-27-1992	U	I	140,000		1	2025	101	199,400	2024	101	184,400	2023	101	169,400				
				05247	0109	04-28-1982	U	I	0		101		111,400	101		111,400	101		101,400					
											101		7,200	101		7,200	101		6,100					
Total												318,000		Total		303,000		Total		276,900				
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													
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						
B-24-327	05-30-2024	62	SOLAR		35,639	05-28-2025	100	07-07-2024		17 PANELS			05-28-2025			450	15	PERMIT VISIT						
													10-31-2014			317	2	MEASURED						
													03-24-2004			250	22	MAILER SENT						
													11-01-2003			274	2	MEASURED						
													08-13-1992			131	2	MEASURED						
													06-17-1992			107	22	MAILER SENT						
01-30-1981	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				11,325	SF	9.84	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.84	111,400		
Total Card Land Units							0.26	AC	Parcel Total Land Area:			0.26	Total Land Value										111,400	

Property Location 27 FRANKWYN ST
Vision ID 1561 Account # 1596

Map ID 25/ 170/ 23/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 10:10:48

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	C	AVERAGE	Bsmt Garage		
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	153.63	
Interior Floor 2	4	CARPET	RCN	304,531	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1929	
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	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	213,200	
FBM Sqft	507		Dep % Ovr		
FBM Quality	3		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
03	GARAGE	OB	Outbuildi	L	400	32.00	1953	50	0.00	FR	A	1.00	6,400
02	SHED/FR			L	140	12.00	1956	50	0.00	FR	A	1.00	800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	70	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	724		34.26	24,807
FFL	1ST FLOOR	810	810		171.08	138,579
OFP	OPEN PORCH	0	140		17.11	2,395
SFL	2ND FLOOR	676	676		171.08	115,653
UAT	UNFIN ATTC	0	676		34.17	23,096
Ttl Gross Liv / Lease Area		1,486	3,026			304,531

