

State Use 101
Print Date 11/20/2025 11:45:39 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
POKIGO FRANCIS J JR POKIGO KATHLEEN A 60 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_385573_2843546												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	648900		648,900																
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	193700		193,700																
												RESIDNTL.		101	36600		36,600																
				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		879,200		879,200																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
POKIGO FRANCIS J JR STUART KERMIT MICHAEL, FRICCHIONE,ROBERT L FRICCHIONE,ROBERT L WIERS FRANK C +,				19793	0055	04-26-2013	Q	I			580,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				17207	0122	03-17-2008	U	I			700,000	1	2025	101	551,000	2024	101	516,000	2023	101	474,500												
				14293	0222	08-10-2004	U	I			1		101	193,700	101	193,700	101	176,100															
				10244	0417	04-16-1998	U	I			79,000		101	36,600	101	36,600	101	35,900															
				07875	0304	12-06-1991	U	V			63,000		Total	781,300	Total	746,300	Total	686,500															
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				NS																							
NOTES																																	
																						Appraised BLDG. Value (Card)								648,900			
																						Appraised Xf (B) Value (Bldg)								0			
												Appraised Ob (B) Value (Bldg)								36,600													
												Appraised Land Value (Bldg)								193,700													
												Special Land Value								0													
Total Appraised Parcel Value								879,200																									
Valuation Method								C																									
Adjustment																																	
Net Total Appraised Parcel Value								879,200																									
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-24-85		02-09-2024		8	RENOVATION		121,000		07-10-2025		100		10-24-2024		6ECK 6/2025 - BTH		07-10-2025					334	15	PERMIT VISIT									
B-23-782		10-05-2023		12	REROOF		31,000		06-18-2024		100						06-18-2024					450	15	PERMIT VISIT									
201401638		05-14-2014		91	INSULATION		2,741				0						05-23-2014					317	15	PERMIT VISIT									
201301916		05-20-2013		11	POOL		55,210		05-23-2014		100		05-23-2014		23X40 INGRND		01-16-2009					317	3	MEAS+INSPCTD									
57		04-23-1998		2	DWELLING		314,000										10-10-2002					274	4	INFO AT DOOR									
																	12-07-1998					105	2	MEASURED									
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		RAA				40,019	SF	3.12	1.550	2	LAND	1.00	NS	1.00					0			1.000	4.84	193,700							
Total Card Land Units								0.92	AC	Parcel Total Land Area: 0.92								Total Land Value								193,700							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
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	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	2	HIP			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	107.09	
Interior Floor 2	3	HARDWOOD	RCN	705,359	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1998	
AC Type	03	FULL	Effective Year Built	2017	
Bedrooms	5		Depreciation Code	VG	
Full Baths	3		Remodel Rating	03	
Half Baths	2		Year Remodeled	2024	
Extra Fixtures	4		Depreciation %	8	
Total Rooms	10		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	92	
Extra Kitchen St	N	NONE	RCNLD	648,900	
FBM Sqft	1389		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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
11	POOL I-V	OB	Outbuildi	L	920	29.00	2013	85	0.00	VG	V	1.50	34,000
19	PATIO			L	460	8.00	2013	70	0.00	GD	A	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,852		29.94	55,457
CFL	CATHEDRAL CE	396	396		154.43	61,153
FFL	1ST FLOOR	1,744	1,744		149.89	261,399
GAR	GARAGE	0	840		59.95	50,361
HST	HALF STORY	828	1,656		74.94	124,105
OPF	OPEN PORCH	0	48		15.61	749
OSP	SCRN PORCH	0	168		22.30	3,747
PAT	PATIO	0	288		7.29	2,098
SFL	2ND FLOOR	976	976		149.89	146,288
Ttl Gross Liv / Lease Area		3,944	7,968			705,359

