

State Use 101
Print Date 11/20/2025 11:46:53 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KOSOSKI NICHOLAS R KOSOSKI LAUREN A 115 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384922_2844303												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	619200		619,200												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	194700		194,700												
												RESIDNTL.		101	16900		16,900												
				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		830,800		830,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KOSOSKI NICHOLAS R LITSCHER LARRY A KANE MICHAEL J PROSPECT PARTNERSHIP THE WARD JOSEPH E ETAL D/B/A				25119	0163	08-17-2023	Q	I			910,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				09403	0409	02-29-1996	U	V			78,500		2025	101	580,800	2024	101	539,000	2023	101	497,200								
				09276	0589	10-13-1995	U	V			1	1B	101	194,700	101	194,700	101	177,100											
				09018	0022	12-15-1994	U	V			602,840	1	101	16,900	101	16,900	101	16,600											
				06972	0245	09-22-1988	U	I			1	1B	Total	792,400	Total	750,600	Total	690,900											
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												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 619,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,900 Appraised Land Value (Bldg) 194,700 Special Land Value 0 Total Appraised Parcel Value 830,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 830,800																	
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				NS																			
NOTES																													
SUB DIV 594 +651																													
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	
202202054		06-07-2022		91		INSULATION		2,969				0				DWELLING		08-14-2019						334		2		MEASURED	
182		07-12-2004		11		POOL		28,000						09-21-2012				317		2		MEASURED							
134		06-04-1996		MN		Manual Note		320,000						12-02-2011				317		24		ABATEMENT VI							
														01-05-2005				311		15		PERMIT VISIT							
														10-18-2002				250		22		MAILER SENT							
														10-15-2002				274		2		MEASURED							
														01-15-1998				181		15		PERMIT VISIT							
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				40,000	SF	3.12	1.550	2	LAND	1.00	NS	1.00					0			1.000	4.84	193,600			
1	101	ONE FAM		RAA				0.160	AC	7,000.00	1.000	0		1.00	NS	1.00					0			1.000	7,000	1,100			
Total Card Land Units								1.08	AC	Parcel Total Land Area:				1.08											Total Land Value	194,700			

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		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	107.56	
Interior Floor 2	4	CARPET	RCN	728,420	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	4		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	15	
Total Rooms	9		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	619,200	
FBM Sqft	932		Dep % Ovr		
FBM Quality	3		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2004	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	96	12.00	2005	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,863		31.76	59,168	
FFL	1ST FLOOR	1,863	1,863		158.63	295,524	
GAR	GARAGE	0	818		63.41	51,871	
OFP	OPEN PORCH	0	144		15.42	2,221	
SFL	2ND FLOOR	1,236	1,236		158.63	196,064	
TQS	3/4 STORY	473	630		119.10	75,031	
UHS	UNFIN HALF STORY	0	818		47.51	38,864	
WDK	WOOD DECK	0	307		31.52	9,676	
Ttl Gross Liv / Lease Area		3,572	7,679			728,420	

