

State Use 101
Print Date 11-21-2025 8:33:54 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
KOTOROBAY YE SEUL KOTOROBAY YELISEY 28 SAVOY AV EAST LONGMEADOW MA 01028 GIS ID F_377031_2849339												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	211000		211,000									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	123000		123,000									
				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		334,000		334,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
KOTOROBAY YE SEUL QUYNN DALE JENNIFER DALE WILLIAM C +,				25856		0382		05-08-2025		Q		I		375,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				10838		0254		07-07-1999		U		I		1		1A		2025	101	192,100	2024	101	178,700	2023	101	165,300
				04879		0238		12-14-1979		U		I		0				101	123,000	101	123,000	101	111,100			
																Total	315,100		Total	301,700		Total	276,400			
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																		APPRaised VALUE SUMMARY								
Nbhd		Nbhd Name								Tracing				Batch				Appraised BLDG. Value (Card)				211,000				
0001										101				MA				Appraised Xf (B) Value (Bldg)				0				
																		Appraised Ob (B) Value (Bldg)				0				
																		Appraised Land Value (Bldg)				123,000				
																		Special Land Value				0				
																		Total Appraised Parcel Value				334,000				
																		Valuation Method				C				
																		Adjustment								
																		Net Total Appraised Parcel Value				334,000				
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-25-421		07-30-2025		7	REMODEL		60,000		10-01-2024		0		10-01-2024		KITCHEN		04-08-2025	1		334	2	MEASURED				
B-24-294		05-28-2024		62	SOLAR		17,000				100				10 PANELS		11-30-2021				334	3	MEAS+INSPCTD			
172		06-01-1994		MN	Manual Note		4,000								REROOF		12-20-2013				317	2	MEASURED			
																	04-28-2004				318	14	INSPECTED			
																	04-05-2004				250	22	MAILER SENT			
																					03-29-2004	316	2	MEASURED		
																					01-13-1995	107	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	RB				34,070	SF	3.61	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.61	123,000				
Total Card Land Units							0.78		AC	Parcel Total Land Area: 0.78							Total Land Value							123,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	158.94	
Interior Floor 2	4	CARPET	RCN	334,869	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	9		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	1		Overall % Condition	63	
Extra Kitchen St	A	AVERAGE	RCNLD	211,000	
FBM Sqft	1055		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	63	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	1,172		37.75	44,246	
FFL	1ST FLOOR	1,308	1,308		189.08	247,323	
GAR	GARAGE	0	440		75.63	33,279	
OPF	OPEN PORCH	0	86		19.79	1,702	
PAT	PATIO	0	336		9.57	3,214	
UCN	UNFIN CAN	0	80		9.45	756	
WDK	WOOD DECK	0	116		37.49	4,349	
Ttl Gross Liv / Lease Area		1,308	3,538			334,869	

