

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																												
KOGAN OLEG KOGAN ALINA 3 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_391874_2848739												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	408800		408,800																							
												RES LAND		101	130800		130,800																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13900		13,900																							
				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		553,500		553,500																								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																								
KOGAN OLEG MASSACHUSETTS RESIDENTIAL,NOMINEE GADSBY,PETER D SANTOURIAN ARMINE E, SANTOURIAN ARMINE E				15232 0325		08-05-2005		U		I		390,000		1F		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				15232 0323		08-05-2005		U		I		390,750				2025		101	381,600	2024	101	352,000	2023	101	326,400															
				11146 0177		03-31-2000		U		I		255,000						101	130,800		101	130,800		101	117,900															
				07353 0389		12-27-1989		U		I		0		1A				101	13,900		101	13,900		101	13,600															
				06992 0468		10-14-1988		U		I		278,000				Total		526,300	Total		496,700	Total		457,900																
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) 408,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,900 Appraised Land Value (Bldg) 130,800 Special Land Value 0 Total Appraised Parcel Value 553,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 553,500																										
Nbhd		Nbhd Name		Tracing				Batch																																
0001				101				NV																																
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												
202002685		10-01-2020		62		SOLAR		25,000		06-29-2021		100						06-29-2021						400		15		PERMIT VISIT												
201402613		10-01-2014		21		SIDING		19,970		04-06-2015		100		04-06-2015				04-06-2015						317		15		PERMIT VISIT												
43		03-01-1992		MN		Manual Note		9,200								POOL		01-25-2013						317		3		MEAS+INSPCTD												
111		05-01-1987		MN		Manual Note		150,000								SFR		10-21-2010						311		2		MEASURED												
																		06-15-2006						311		1		LEFT NOTICE												
																		01-18-2000						250		22		MAILER SENT												
																		12-22-1999						247		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		RA				29,390	SF	4.12	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	4.45	130,800															
Total Card Land Units																		0.67	AC	Parcel Total Land Area: 0.67										Total Land Value										130,800

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	B-	GOOD (-)	Bsmt Garage		
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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		129.36
Interior Floor 1	4	CARPET	RCN		517,484
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		79
Extra Kitchens	0		RCNLD		408,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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	648	29.00	1992	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	96	12.00	1992	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	79	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	1,472		32.14	47,307	
FFL	1ST FLOOR	1,479	1,479		160.91	237,985	
GAR	GARAGE	0	768		64.32	49,399	
OFP	OPEN PORCH	0	64		15.09	965	
SFL	2ND FLOOR	1,088	1,088		160.91	175,069	
WDK	WOOD DECK	0	210		32.18	6,758	
Ttl Gross Liv / Lease Area		2,567	5,081			517,484	

