

State Use 101
Print Date 11/22/2025 10:26:30

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW						
KOGAN EDWARD + ANNA KOGAN LEONID + OLEG 9 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_393158_2852565				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	204900		204,900									
												RES LAND		101	118000		118,000									
												RESIDNTL.		101	500		500									
				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		323,400		323,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
KOGAN EDWARD + ANNA KOGAN EDWARD + ANNA + LEONID, IDEAL FINANCIAL SERVICES DEROSIA PHILLIP L + VELMA				11346 0521		09-25-2000		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				08434 0405		05-28-1993		U	I	118,000		2025	101	186,400	2024	101	172,400	2023	101	158,500						
				08210 0414		10-22-1992		U	I	79,000		101	118,000	101	118,000	101	118,000	101	107,100							
				04447 0267		07-07-1977		U	I	0		101	500	101	500	101	500	101	300							
													Total		304,900		Total		290,900		Total		265,900			
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) 204,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 118,000 Special Land Value 0 Total Appraised Parcel Value 323,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 323,400														
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			
202002971		11-16-2020		62	SOLAR		18,000		06-28-2021		100			REROOF/DOORS/		06-28-2021					400	15	PERMIT VISIT			
201702983		11-27-2017		91	INSULATION		2,561				0					05-08-2018					333	3	MEAS+INSPCTD			
243		08-16-2004		9	ALTERATION		10,000						06-03-2008						250	P1	PHONE MESSAG					
													08-04-2005						349	2	MEASURED					
													01-14-2005						311	15	PERMIT VISIT					
													01-17-2000						247	14	INSPECTED					
															12-02-1999					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				25,209 SF		4.68	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.68	118,000		
Total Card Land Units								0.58 AC		Parcel Total Land Area: 0.58								Total Land Value								118,000

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Central Vac	0	NO				
Model	01		RESIDENTIAL				Basement Floor						
Grade	C		AVERAGE				Bsmt Garage						
Stories	1.00		1 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							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				155.96		
Interior Floor 1	3		HARDWOOD				RCN				325,294		
Interior Floor 2	5		LINO/VINYL				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1964		
Heat Type	3		FORCED H/W				Effective Year Built				1988		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	4						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	1						Depreciation %				37		
Extra Fixtures	1						Functional Obsol						
Total Rooms	7						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				63		
Extra Kitchens	0						RCNLD				204,900		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	615						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	0						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
02	SHED/FR			L	64	12.00	2014	60	0.00	AV	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	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	1,230		34.83		42,839		
EFP	ENCL PORCH					0	108		87.07		9,404		
FFL	1ST FLOOR					1,290	1,290		174.14		224,641		
GAR	GARAGE					0	576		69.54		40,052		
WDK	WOOD DECK					0	242		34.54		8,359		
Ttl Gross Liv / Lease Area						1,290	3,446				325,294		

