

State Use 101
Print Date 11/22/2025 10:26:58

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
KACOYANNAKIS ROBERT VAN 21 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_393185_2852322												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	431600		431,600									
												RES LAND		101	118900		118,900									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	15200		15,200									
				SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter Land OC Dates 4/29/2011 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
												Total		565,700		565,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
KACOYANNAKIS ROBERT VAN KOWALCZYK GERALD E,				16326		0471		11-04-2006		U		I		260,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				04827		0094		09-07-1979		U		I		0				2025	101	391,100	2024	101	360,800	2023	101	330,400
																	101	118,900		101	118,900		101	107,600		
																	101	15,200		101	15,200		101	13,300		
																		Total	525,200	Total	494,900	Total	451,300			
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 431,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,200 Appraised Land Value (Bldg) 118,900 Special Land Value 0 Total Appraised Parcel Value 565,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 565,700												
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						
201500930	04-13-2015	12	REROOF			5,500		06-17-2016	100	06-17-2016	PARTIAL/METAL				06-17-2016			317	15	PERMIT VISIT						
303	09-28-2010	4	ADDITION			180,000					OC 4/29/2011 1600				04-29-2011			400	25	OC VISIT						
225	07-01-1987	MN	Manual Note			4,000					SHED				02-11-2011			317	2	MEASURED						
191	07-01-1987	MN	Manual Note			11,000					IG POOL				05-06-2004			317	3	MEAS+INSPECTD						
147	01-01-1983	MN	Manual Note								GARAGE				01-22-2000			247	14	INSPECTED						
5	01-01-1982	MN	Manual Note								FLUE				12-02-1999			247	2	MEASURED						
															07-07-1992			131	4	INFO AT DOOR						
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				26,433	SF	4.50	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.5	118,900				
Total Card Land Units							0.61	AC	Parcel Total Land Area: 0.61							Total Land Value							118,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	123.30	
Interior Floor 2	4	CARPET	RCN	560,495	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	05	
Half Baths	1		Year Remodeled	2010	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	G	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	77	
Extra Kitchen St			RCNLD	431,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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	512	29.00	1987	70	0.00	GD	A	1.00	10,400
22	WOOD DK			L	192	15.00	1987	70	0.00	GD	G	1.25	2,500
02	SHED/FR			L	216	12.00	1987	70	0.00	GD	G	1.25	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,746		30.61	53,446
FFL	1ST FLOOR	1,760	1,760		153.14	269,528
GAR	GARAGE	0	777		61.30	47,627
OPF	OPEN PORCH	0	45		17.02	766
TQS	3/4 STORY	1,235	1,647		114.83	189,129
Ttl Gross Liv / Lease Area		2,995	5,975			560,495

