

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COHN GABRIEL M COHN CHRISTINE C 6 PINE GROVE CR EAST LONGMEADOW MA 01028 GIS ID F_386017_2857453 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	651000		651,000										
												RES LAND		101	153900		153,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16400		16,400										
SUPPLEMENTAL DATA																											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY								Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
Total										821,300		821,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COHN GABRIEL M CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				13658 0105		10-07-2003		U		V		95,000		1P		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				03336 0247		05-13-1968		U		V		1		1E		2025		101	610,000	2024		101	571,600	2023		101	532,200
				00000 0000				U				0				101		153,900			101	153,900	101		138,800		
																101		16,400			101	16,400	101		16,400		
Total														Total		780,300		Total		741,900		Total		687,400			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int											

Property Location 6 PINE GROVE CR
Vision ID 6268 Account # 6354

Map ID 46/ 64/ 2A/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/22/2025 12:12:09

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	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		106.77
Interior Floor 1	3	HARDWOOD	RCN		739,798
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %		12
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		651,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	974		Dep Ovr Comment		
FBM Quality	5		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	2004	70	0.00	GD	G	1.25	16,400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,948		30.96	60,310
CFL	CATHEDRAL CE	240	240		159.15	38,196
FFL	1ST FLOOR	1,788	1,788		154.64	276,496
GAR	GARAGE	0	672		61.90	41,598
OPF	OPEN PORCH	0	176		15.82	2,784
SFL	2ND FLOOR	1,568	1,568		154.64	242,476
TQS	3/4 STORY	504	672		115.98	77,939
Ttl Gross Liv / Lease Area		4,100	7,064			739,798

