Property Location 15 HAPPY ACRES LN | Map ID 54/ 6/ 8A/ / | Bldg Name | State Use 101
Vision ID 7677 | Account # 7677 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 9:45:55 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KULENOK VLADIMIR				
KULENOK IRINA	TOPO WET	EASEMENT	TRAFFIC	CORNER
68 TALLYHO DR	DRAINAGE		VIEW	COMMUNITY
SPRINGFIELD MA 01118				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_388285_2843946

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	190100	190,100
RES LAND	101	172400	172,400
Total		362,500	362,500

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KULENOK VLADIMIR	25782	0313	03-06-2025	Q	V	199,000	00
HAPPY ACRES LLC	24740	0436	09-26-2022	U	V	1	1A
GOLDSTEIN MARLENE	23627	00447	01-04-2021	U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	130	190,900	2024	130	30,800	2023	130	27,700
	Total	190,900		Total	30,800		Total	27,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001				

NOTES

NEW FY2024 PLANS 396-2 LOT 8
HAPPY ACRES SUB DIVISION
CREATED FROM PARCEL 54-6-0

B-25-146 RECK 6/26 OR UPON CO

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	190,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	172,400
Special Land Value	0
Total Appraised Parcel Value	362,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	362,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-25-433	07-24-2025	MN	Manual Note	20,000		0		HVAC
B-25-146	03-28-2025	2	DWELLING	250,000	07-01-2025	25		2 STORY, 3 BDRM,

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-01-2025			334	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	RA				34,210	SF	3.60	1.400	H	LAND	1.00	NS	1.00			0			1.000	5.04	172,400
						Total Card Land Units	0.79	AC	Parcel Total Land Area:	0.79												Total Land Value	172,400

Property Location 15 HAPPY ACRES LN | Map ID 54/ 6/ 8A/ / | Bldg Name | State Use 101
Vision ID 7677 | Account # 7677 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 9:45:56 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	09	CONTEMPORY
Model	01	RESIDENTIAL
Grade	A-	V GOOD-
Stories	1.50	1 1/2 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	15	AVERAGE
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces		
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

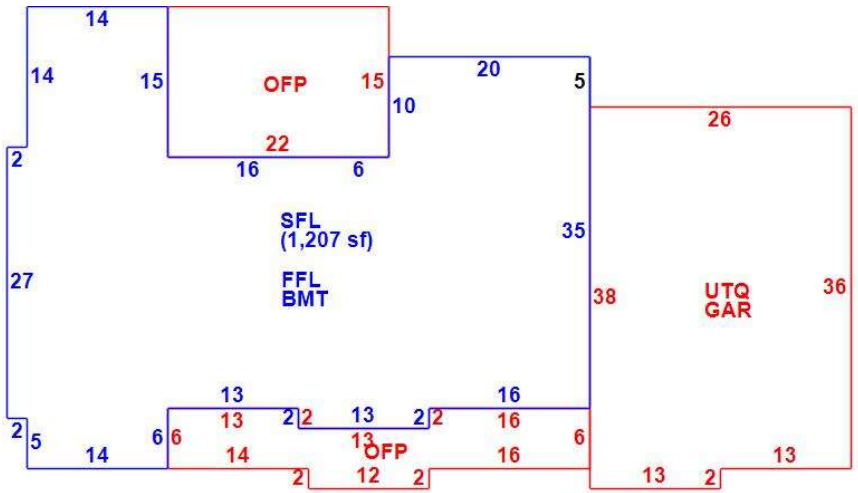
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	109.55
RCN	760,531
Net Other Adj	
Year Built	2025
Effective Year Built	2025
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	NC
% Complete	25
Overall % Condition	25
RCNLD	190,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,974		34.18	67,477
FFL	1ST FLOOR	1,974	1,974		170.83	337,217
GAR	GARAGE	0	962		68.37	65,769
OFP	OPEN PORCH	0	580		17.08	9,908
SFL	2ND FLOOR	1,207	1,207		170.83	206,191
UTQ	UNFIN TQS	0	962		76.89	73,969
	Ttl Gross Liv / Lease Area	3,181	7,659			760,531