

Property Location: 15 KENSINGTON AV

MAP ID:2C/ 68/ 147/ /

Bldg Name:

State Use:101

Vision ID: 2529

Account #2572

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/27/2014 20:02

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
DOWNS GEOFFREY K DOWNS CHERYL L 15 KENSINGTON AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL.	101	104,000	104,000	
						RES LAND	101	64,100	64,100	
SUPPLEMENTAL DATA						RESIDENTL.	101	600	600	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376082_2854386				Received Prior ID Owner Occ N Final Area 1000 Current Ac. .23244 ASSOC PID#		Total		168,700	168,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
DOWNS GEOFFREY K DOWNS,GEOFFREY K & HEATON JEANNE I, NOEL YVETTE L NOEL CLEMENT A + LEWIS WILLIAM C		12803/ 342	12/18/2002	U	I	1	F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		10630/ 114	01/29/1999	U	I	97,500		2014	B	102,000	2013	B	97,100	2012	B	103,200
		09371/ 0045	01/24/1996	U	I	1	A	2014	L	63,200	2013	L	63,900	2012	L	67,500
		09092/ 0012	03/28/1995	U	I	1	A	2014	O	800	2013	O	800	2012	O	800
		07531/ 0448	08/24/1990	U	I	120,000										
04629/ 0327		07/24/1978	U	I	0		Total:	166,000		Total:	161,800		Total:	171,500		

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												

ASSESSING NEIGHBORHOOD					Appraised Bldg. Value (Card) 104,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 600 Appraised Land Value (Bldg) 64,100 Special Land Value 0 Total Appraised Parcel Value 168,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 168,700				
NBHD/ SUB		NBHD Name	Street Index Name	Tracing					Batch
0001/A				101					MF

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	
260	10/01/2001	20	WOOD STOVE	1,200		0		W/TILE HEARTH & CH	05/24/2004			319	14	INSPECTED	
228	09/16/1999	20	WOOD STOVE	50		0			04/13/2004			311	2	MEASURED	
207	01/01/1983	MN	Manual Note	0		0		GARAGE	12/18/2001			105	15	PERMIT VISIT	
									11/17/1999			247	15	PERMIT VISIT	
									05/24/1992			131	14	INSPECTED	

LAND LINE VALUATION SECTION																							
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value		
																	Spec Use	Spec Calc					
1	101	ONE FAM	RC				10,125		7.72	0.8200	3	1.0000	1.00	MF	1.00				1.00	6.33	64,100		
Total Card Land Units:								0.23	AC	Parcel Total Land Area:				0.23	AC	Total Land Value:							64,100

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	19		RANCH			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0		NONE			
Grade	C		AVERAGE			FBM Sqft	500					
Stories	1.00		1 Story			Int vs Ext	S					
Foundation	1		CONCRETE			MIXED USE						
Exterior Wall 1	2		CLAPBOARD			Code	Description			Percentage		
Exterior Wall 2						101	ONE FAM			100		
Roof Structure	1		GABLE									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL									
Interior Wall 2						COST/MARKET VALUATION						
Interior Floor 1	4		CARPET			Adj. Base Rate:			104.77			
Interior Floor 2												
Heat Fuel	2		GAS									
Heat Type	1		FORCED H/A			Replace Cost			144,375			
AC Type	03		Full			AYB			1978			
Bedrooms	3					EYB			1986			
Full Baths	1					Dep Code			AV			
Half Baths	1					Remodel Rating						
Extra Fixtures	1					Year Remodeled						
Total Rooms	5					Dep %			28			
Bath Style	A		AVERAGE			Functional Obslnc						
Kitchen Style	A		AVERAGE			External Obslnc						
Kitchens	1					Cost Trend Factor			1			
Extra Kitchens	0					Condition						
Frame	1		WOOD			% Complete						
Basement Floor	12					Overall % Cond			72			
Bsmt Garage						Apprais Val			104,000			
Units	1					Dep % Ovr			0			
WS Flues	1					Dep Ovr Comment						
FBM Quality	1					Misc Imp Ovr			0			
Fireplaces	0					Misc Imp Ovr Comment						
						Cost to Cure Ovr			0			
						Cost to Cure Ovr Comment						
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	63	7.48	2000	G		AV	60	400
02	SHED/FR			L	42	7.48	2002	A		AV	60	200
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
BMT	BASEMENT			0		1,000				20.95		20,954
FFL	1ST FLOOR			1,000		1,000				104.77		104,771
GAR	GARAGE			0		432				41.96		18,125
PAT	PATIO			0		96				5.46		524
Ttl. Gross Liv/Lease Area:				1,000		2,528		1,378				144,375

