

Property Location: 4 KINGMAN AV
Vision ID: 3280

Account #3333

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/27/2014 23:05

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
BEZNOS MARA 4 KINGMAN AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	90,700	90,700		
						RES LAND	101	78,100	78,100		
						RESIDENTL.	101	600	600		
SUPPLEMENTAL DATA						Total				169,400	169,400
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376029_2853280			Received Prior ID Owner Occ Y Final Area 1460 Current Ac. .22957 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BEZNOS MARA ALFANO JAMES J + LAURIE A MAJOR RAYMOND		08937/ 0517 06712/ 302 6431/ 193 01927/ 0557	09/09/1994 12/18/1987 03/27/1987 03/29/1948	U	I	70,000 92,100 1 0	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	84,300	2013	B	90,100	2012	B	93,000
								2014	L	80,600	2013	L	80,600	2012	L	84,100
								2014	O	500	2013	O	500	2012	O	500
								Total:			165,400	Total:	171,200	Total:	177,600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 90,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 600 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 169,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 169,400				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												
ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch				
0001/A						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	
99	05/01/2011	4	ADDITION	1,500		0		OFF GARAGE	02/10/2012			317	15	PERMIT VISIT	
205	06/21/2005	4	ADDITION	10,000		0		20` X 25` `OFF REAR & 11/28/2005				311	15	PERMIT VISIT	
95	04/01/1995	MN	Manual Note	700		0		DECK	05/18/2004			319	14	INSPECTED	
34	03/01/1990	MN	Manual Note	2,000		0		ADDN	04/06/2004			250	22	MAILER SENT	
176	07/01/1989	MN	Manual Note	3,500		0		POOL AG	04/01/2004			316	2	MEASURED	
143	05/01/1988	MN	Manual Note	250		0		ADDITION							

LAND LINE VALUATION SECTION																							
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	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			
1	101	ONE FAM	RC				10,000	SF	7.81	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	7.81	78,100		
Total Card Land Units:							0.23	AC	Parcel Total Land Area:							0.23	AC	Total Land Value:					78,100

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		NO
Grade	C		AVERAGE	FBM Sqft	384		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			85.44
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			148,756
AC Type	01		NONE	AYB			1950
Bedrooms	2			EYB			1975
Full Baths	1			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	4			Dep %			39
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			61
Bsmt Garage				Apprais Val			90,700
Units	1			Dep % Ovr			0
WS Flues				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	120	7.48	1950	A		FR	50	400
40	LEAN-TO			L	48	5.75	1985	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	768		17.13	13,158	
FFL	1ST FLOOR	1,460	1,460		85.44	124,746	
GAR	GARAGE	0	313		34.12	10,680	
OFP	OPEN PORCH	0	20		8.54	171	
Ttl. Gross Liv/Lease Area:		1,460	2,561	1,741		148,756	

