Property Location: 173 KIBBE RD | **MAP ID: 51/ 7/ D/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 4168 | **Account #4235** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/28/2014 12:38**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
KASPARIAN JOHN P + SHARON L		1 TYPCL		
KASPARIAN JOHN A + JENNIFER L				
173 KIBBE RD				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 1744
In+Ex FY	Current Ac. 4.57027
Mailed	
GIS ID: F_386797_2849630	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	106,500	106,500
RES LAND	101	120,000	120,000
RESIDNTL.	101	800	800
	Total	227,300	227,300

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KASPARIAN JOHN P + SHARON L	16969/ 44	10/05/2007	U	I	1	A
KASPARIAN ,JOHN A &	10620/ 234	01/20/1999	U	I	1	A
KASPARIAN JOHN A,	09263/ 0153	09/27/1995	U	I	120,000	
SIEGEL PHILIPPA K	09016/ 0001	12/14/1994	U	I	1	A
CHAPMAN PHILIPPA K +	07869/ 0393	11/29/1991	U	I	113,000	
JESTER HAROLD D + MARCIA	07397/ 0465	02/27/1990	U	I	135,000	O

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	103,300	2013	B	108,700	2012	B	117,800
2014	L	122,800	2013	L	125,700	2012	L	122,300
2014	O	2,100	2013	O	2,200	2012	O	2,200
	Total:	228,200		Total:	236,600		Total:	242,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	106,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	800
Appraised Land Value (Bldg)	120,000
Special Land Value	0
Total Appraised Parcel Value	227,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**227,300**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MG

NOTES

SUB DIV 667-SUB DIV 1015

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
188	06/29/2007	4	ADDITION	26,000		0		26 X 24
51	04/01/1994	MN	Manual Note	4,000		0		ALTERATION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/24/2009			375	3	MEAS+INSPCTD
04/04/2008			317	15	PERMIT VISIT
05/09/2002			274	3	MEAS+INSPCTD
02/10/1995			107	15	PERMIT VISIT
03/26/1992			131	13	MISSED APPT

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 Spec Use		Spec Calc		S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				40,000	SF	2.20	1.1900	7	1.0000	1.00	MG	1.00				TRF1	.90	.90	2.36	94,400
1	101	ONE FAM	RA				3.65	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00						1.00	7,000.00	25,600

Total Card Land Units: 4.57 AC | **Parcel Total Land Area:** 4.57 AC | **Total Land Value:** 120,000

Property Location: 173 KIBBE RD **MAP ID:** 51/ 7/ D/ / **Bldg Name:** **State Use:** 101

Vision ID: 4168 **Account #** 4235 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/28/2014 12:38

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 Stories
Foundation	1		
Exterior Wall 1	1		WOOD SHING
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	3		HARDWOOD
Heat Fuel	1		OIL
Heat Type	5		STEAM
AC Type	01		NONE
Bedrooms	3		
Full Baths	3		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

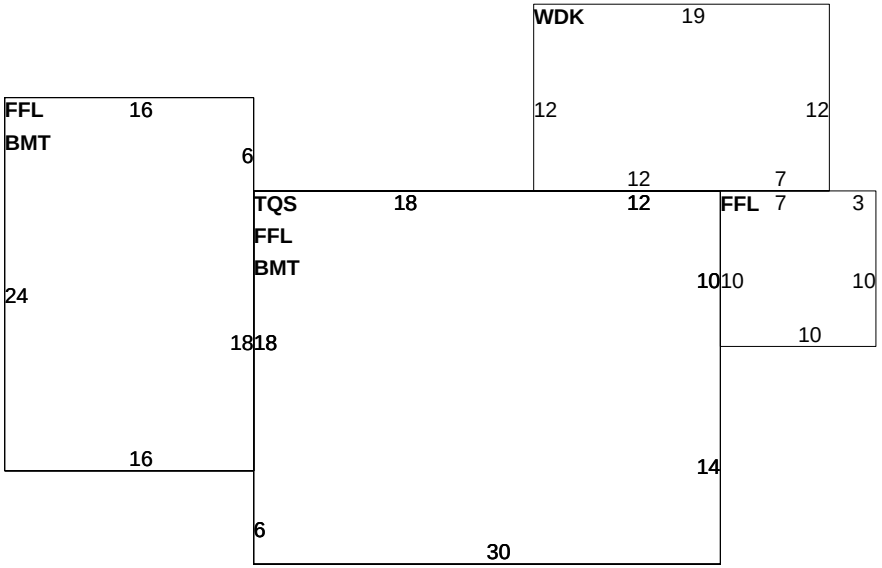
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	87.40
Replace Cost	174,540
AYB	1947
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	39
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	61
Apprais Val	106,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	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	180	7.48	2008	A		AV	60	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,104		17.50	19,316
FFL	1ST FLOOR	1,204	1,204		87.40	105,231
TQS	3/4 STORY	540	720		65.55	47,197
WDK	WOOD DECK	0	228		12.27	2,797
	Ttl. Gross Liv/Lease Area:	1,744	3,256	1,997		174,540