

Property Location: 4 BALMORAL DR
Vision ID: 6453

Account #6555

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use: 101
Print Date: 12/29/2014 13:41

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
KAPLAN MICHAEL G TRUSTEE 4 BALMORAL DR EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	518,200	518,200		
						RES LAND	101	143,300	143,300		
		SUPPLEMENTAL DATA				RESIDENTL.	101	24,800	24,800		
		Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392007_2850825			Received Prior ID Owner Occ Final Area 4404.5 Current Ac. 2.13427 ASSOC PID#		Total		686,300	686,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
KAPLAN MICHAEL G TRUSTEE KULENOK,VLADIMR APPLE LAND,DEVELOPMENT INC ROLLINS,ROBERT H ROLLINS,ROBERT H		17309/ 304	05/21/2008	U	I	815,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		12304/ 142	04/17/2002	U	V	94,900	P	2014	B	572,500	2013	B	605,500	2012	B	614,500
		11956/ 104	10/31/2001	U	V	1	F	2014	L	150,100	2013	L	146,100	2012	L	146,100
		11632/ 459	05/10/2001	U	V	453,000	G	2014	O	29,900	2013	O	30,200	2012	O	30,500
		0/ 0		U		0										
								Total:		752,500	Total:		781,800	Total:		791,100

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 VALUE SUMMARY						
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch								
0001/A						101		NV								

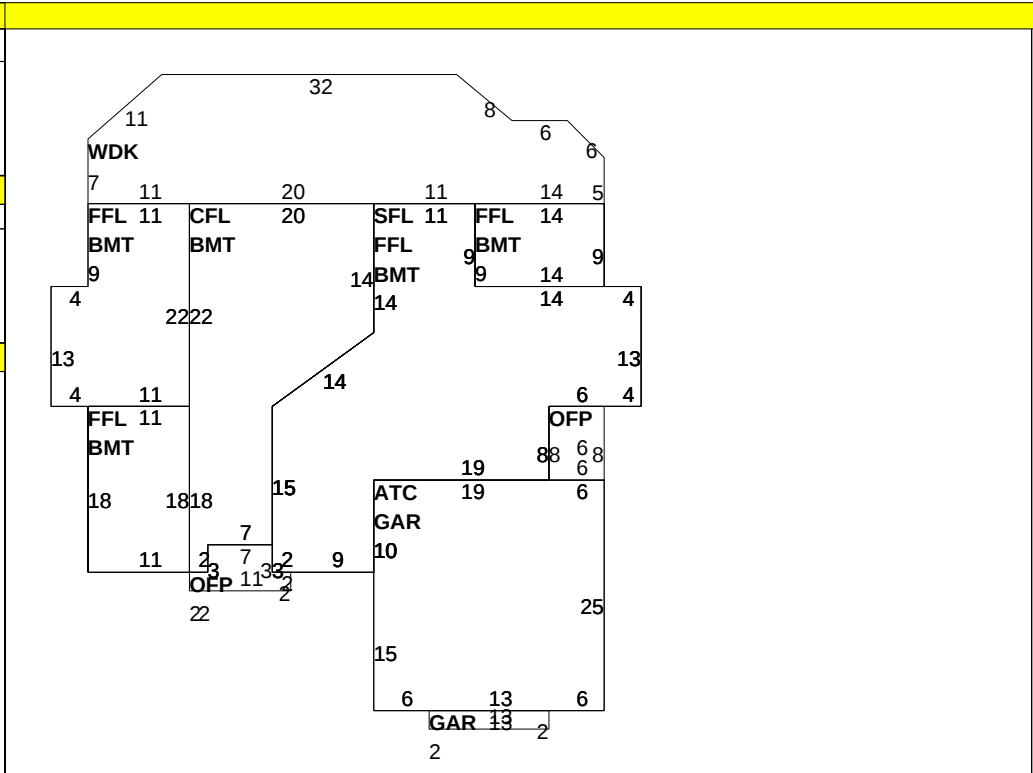
NOTES																
SUB DIV 875 D ADAMS REVIEWED PLANS FOR																
2 FLR POOL HOUSE/COMPLETE																
W/KITCHEN/BATH/SAUNA/GARAGE. UPDATED																
ACCORDINGLY CONFIRMED W/MLS LISTING																
FY12 ABT GRANTED ADJUSTED VALUE																
756,000. LARGE GENERATOR																
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		
201203221	10/03/2012	GEN	GENERATOR	23,600		0		LARGE GENERATOR	05/28/2013			317	15	PERMIT VISIT		
341	10/26/2004	3	GARAGE	80,000		0		TO INCLUDE POOL HO	08/21/2009			375	11	ENTRY DENIED		
181	07/09/2004	11	POOL	15,000		0			04/13/2006			311	13	MISSED APPT		
154	06/10/2002	2	DWELLING	180,000		0		OC 6/24/2003	01/30/2006			311	15	PERMIT VISIT		
									01/13/2005			311	15	PERMIT VISIT		

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
																Spec Use	Spec Calc			
1	101	ONE FAM	RA				40,000	2.20	1.5400	9	1.0000	1.00	NV	1.00				1.00	3.39	135,600
1	101	ONE FAM	RA				1.22	7,000.00	1.0000	0	1.0000	0.90	NV	1.00	SHP1			1.00	6,300.00	7,700
Total Card Land Units:			2.14	AC	Parcel Total Land Area:			2.14	AC						Total Land Value:			143,300		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	A-		V GOOD-	FBM Sqft	1013		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			108.88
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			417,789
AC Type	03		Full	AYB			2003
Bedrooms	4			EYB			2008
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %			6
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	V		V GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			94
Bsmt Garage				Apprais Val			392,700
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
Fireplaces	1			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	80	7.48	2004	A		GD	70	400
11	POOL I-V	OB	Outbuilding	L	800	29.00	2004	V		GD	70	24,400
GEN	GENERATOR			B	1	0.00	2008	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
ATC	ATTIC	156	625		27.18	16,986	
BMT	BASEMENT	0	2,025		21.78	44,098	
CFL	CATHEDRAL CE	537	537		112.13	60,213	
FFL	1ST FLOOR	1,488	1,488		108.88	162,020	
GAR	GARAGE	0	651		43.49	28,310	
OFP	OPEN PORCH	0	91		10.77	980	
SFL	2ND FLOOR	870	870		108.88	94,729	
WDK	WOOD DECK	0	683		15.30	10,453	
Ttl. Gross Liv/Lease Area:		3,051	6,970	3,837		417,789	



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Total:																

ASSESSING NEIGHBORHOOD						
NBHD/ SUB		NBHD Name		Street Index Name	Tracing	Batch
0001/A					101	NV

NOTES						
SUB DIV 875-REFUSED INTERIOR-DUANE ADAMS & DIANE HILDRETH REVIEWED DATA COLLECTORS NOTES & MLS UPDATED ACCORDINGLY						

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
									05/28/2013 08/21/2009 04/13/2006 01/30/2006 01/13/2005			317 375 311 311 311	15 11 13 15 15	PERMIT VISIT ENTRY DENIED MISSED APPT PERMIT VISIT PERMIT VISIT

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			
2	101	ONE FAM	RA				0 SF	0.00	1.5400	9	1.0000	1.00	NV	1.00					.00	0.00	0		
Total Card Land Units:							0.00	AC	Parcel Total Land Area:							2.14 AC	Total Land Value:						0

