

Property Location: 15 KENSINGTON AV

Vision ID: 2529

Account #2572

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 11/25/2015 15:06

CURRENT OWNER

DOWNNS GEOFFREY K

DOWNNS CHERYL L

15 KENSINGTON AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_376082_2854386

Received
Prior ID
Owner Occ
Final Area
Current Ac.
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

104,000
64,100
600

Assessed Value

104,000
64,100
600

Total

168,700

168,700

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

DOWNNS GEOFFREY K

DOWNNS,GEOFFREY K &

HEATON JEANNE I,

NOEL YVETTE L

NOEL CLEMENT A +

LEWIS WILLIAM C

BK-VOL/PAGE

12803/ 342

10630/ 114

09371/ 0045

09092/ 0012

07531/ 0448

04629/ 0327

SALE DATE

12/18/2002

01/29/1999

01/24/1996

03/28/1995

08/24/1990

07/24/1978

q/u

U

U

U

U

U

v/i

I

I

I

I

I

SALE PRICE

1

97,500

1

1

120,000

0

V.C.

F

A

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

104,000

64,100

600

168,700

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

102,000

63,200

800

166,000

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

97,100

63,900

800

161,800

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

104,000

0

600

64,100

0

168,700

C

0

168,700

BUILDING PERMIT RECORD

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

15

PERMIT VISIT

05/24/1992

14

INSPECTED

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

RC

10,125

SF

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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		104.77	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		144,375	
Heat Type	1		FORCED H/A	AYB		1978	
AC Type	03		Full	EYB		1986	
Bedrooms	3			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Dep %		28	
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		72	
Basement Floor	12			Apprais Val		104,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	0			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	

