

Property Location: 40 KINGMAN AV

Vision ID: 3286

Account #3339

MAP ID:3B/ 27/ 730/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/30/2015 13:34

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																																			
LARO ALBERT P LARO JACQUELYN M 40 KINGMAN AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																													
											RESIDENTL.		101						87,700		87,700																													
													RES LAND						101		78,100		78,100																											
													RESIDENTL.						101		500		500																											
SUPPLEMENTAL DATA																																																		
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376096_2852712				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																											
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																																			
LARO ALBERT P			03049/ 0419		08/07/1964		U		I		0				Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value																			
															2015		101		87,700		2014		B		85,500		2013		B		87,800																			
															2015		101		78,100		2014		L		80,600		2013		L		80,600																			
															2015		101		500		2014		O		600		2013		O		600																			
Total:													166,300		Total:				166,700		Total:				169,000																									
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) 87,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 500 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 166,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 166,300																																			
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																					
																			07/13/2006						311		3		MEAS+INSPCTD																					
																			06/26/2006						250		22		MAILER SENT																					
																			04/01/2004						316		1		LEFT NOTICE																					
																			09/05/1990						131		3		MEAS+INSPCTD																					
																			06/11/1980						500		1		LEFT NOTICE																					
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		NONE
Grade	C		AVERAGE	FBM Sqft	1062		
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	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			104.94
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			141,457
AC Type	03		Full	AYB			1965
Bedrooms	3			EYB			1976
Full Baths	1			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %			38
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			62
Bsmt Garage				Apprais Val			87,700
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	1990	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,062		20.95	22,247
CPT	CARPORT	0	286		10.64	3,043
FFL	1ST FLOOR	1,062	1,062		104.94	111,445
WDK	WOOD DECK	0	320		14.76	4,722
Ttl. Gross Liv/Lease Area:		1,062	2,730	1,348		141,457

