

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: 12/02/2015 08:47

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
KAPLAN MICHAEL G TR 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		
						RESIDENTL.	101	24,800	24,800		
SUPPLEMENTAL DATA						Total				686,300	686,300
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392007_2850825				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)								
KAPLAN MICHAEL G TR 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	2015	101	518,200	2014	B	572,500	2013	B	605,500
		11956/ 104	10/31/2001	U	V	1	F	2015	101	143,300	2014	L	150,100	2013	L	146,100
		11632/ 459	05/10/2001	U	V	453,000	G	2015	101	24,800	2014	O	29,900	2013	O	30,200
		0/ 0		U		0										
Total:								686,300		Total:		752,500		Total:		781,800

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												APPRAISED VALUE SUMMARY				
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												Appraised Bldg. Value (Card)				392,700
756,000. LARGE GENERATOR												Appraised XF (B) Value (Bldg)				0
												Appraised OB (L) Value (Bldg)				24,800
												Appraised Land Value (Bldg)				143,300
												Special Land Value				0
												Total Appraised Parcel Value				686,300
												Valuation Method:				C
												Adjustment:				0
												Net Total Appraised Parcel Value				686,300

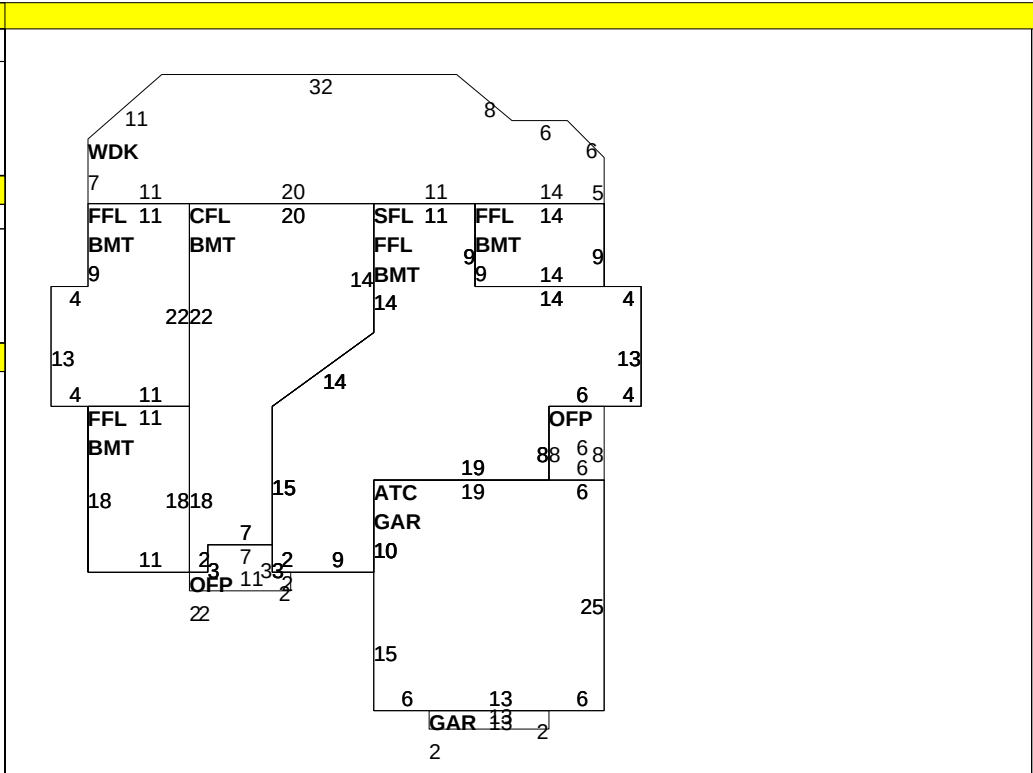
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
201203221	10/03/2012	GEN	GENERATOR	23,600		0		LARGE GENERATOR	05/28/2013			317	15	PERMIT VISIT					
341	10/26/2004	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	
1	101	ONE FAM	RA				40,000	2.20	1.5400	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc	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
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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		NO
Grade	A-		V GOOD-	FBM Sqft	1013		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
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 ObsInc			
Kitchen Style	V		V GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	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	OB	Outbuilding	L	80	7.48	2004	A		GD	70	400
11	POOL I-V			L	800	29.00	2004	V		GD	70	24,400
GEN	GENERATOR			B	1	0.00	2008	A	1	AV	0	0



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	96		GARAGE/APT	#Heat Sys	0		NO	
Model	01		RESIDENTIAL	Central Vac				
Grade	B+		GOOD (+)	FBM Sqft				
Stories	2.00		2 STORY	Int vs Ext				
Foundation	6		SLAB	MIXED USE				
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage	
Exterior Wall 2			GABLE ASPHALT SH DRYWALL	101	ONE FAM		100	
Roof Structure	1							
Roof Cover	1							
Interior Wall 1	1							
Interior Wall 2			COST/MARKET VALUATION					
Interior Floor 1	6		CERAMIC TL	Adj. Base Rate:			81.98	
Interior Floor 2			GAS FORCED H/A FULL GOOD GOOD WOOD	Replace Cost			133,465	
Heat Fuel	2			AYB			2003	
Heat Type	1			EYB			2008	
AC Type	03			Dep Code			GD	
Bedrooms	0			Remodel Rating			6	
Full Baths	1			Year Remodeled				
Half Baths	1			Dep %				
Extra Fixtures	0			Functional ObsInc				
Total Rooms	0			External ObsInc			94	
Bath Style	G			Cost Trend Factor				
Kitchen Style	G			Condition				
Kitchens	1			% Complete				
Extra Kitchens	0			Overall % Cond			125,500	
Frame	1	Apprais Val						
Basement Floor		Dep % Ovr						
Bsmt Garage		Dep Ovr Comment						
Units	1		Misc Imp Ovr			0		
WS Flues			Misc Imp Ovr Comment			0		
FBM Quality			Cost to Cure Ovr					
Fireplaces	0		Cost to Cure Ovr Comment					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
CRL	CRAWL	0	466		4.05	1,886
FFL	1ST FLOOR	466	466		81.98	38,203
GAR	GARAGE	0	559		32.85	18,364
OFP	OPEN PORCH	0	200		8.20	1,640
PAT	PATIO	0	200		4.10	820
SFL	2ND FLOOR	466	466		81.98	38,203
TQS	3/4 STORY	419	559		61.45	34,350

	<i>Ttl. Gross Liv/Lease Area:</i>	1,351	2,916	1,628		133,465

