

Property Location: 77 LOMBARD AV

Account #2555

MAP ID:2C/ 52/ 269/ /

Bldg Name:

State Use:105

Vision ID: 2512

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 09:23

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
KOWALSKI STANLEY III 840 RIDGE RD WILBRAHAM, MA 01095 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value						
											RESIDENTL.		105						170,400		170,400						
											RES LAND		105						58,700		58,700						
SUPPLEMENTAL DATA																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375848_2854486							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#					Total				229,100		229,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
KOWALSKI STANLEY III NELSON ROBERT G,				10127/ 045 03515/ 0168		01/09/1998 06/24/1970		U	I	80,000		L	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2016	105	151,500		2015	105	163,500		2014	B	166,800				
													2016	105	63,400		2015	105	63,400		2014	L	62,500				
													Total:		214,900		Total:		226,900		Total:		229,300				
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																											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																
0001/A								105			MF																
NOTES																											
2 FURNACES. 1 GAS SPACE HEATER 7/4/13 FIRE BACK EXTERIOR OF HOUSE. NO INTERIOR DAMAGE.																											
												Appraised Bldg. Value (Card) 170,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 58,700 Special Land Value 0 Total Appraised Parcel Value 229,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 229,100															
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						
															03/24/2004 11/04/2003 05/06/1992 07/10/1990 06/02/1980				250 274 107 131 500	22 2 22 2 3	MAILER SENT MEASURED MAILER SENT MEASURED MEAS+INSPCTD						
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	105	3 FAMILY		RC				7,350	SF	10.51	0.7600	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc	1.00		7.99	58,700			
Total Card Land Units:				0.17		AC		Parcel Total Land Area:				0.17 AC				Total Land Value:										58,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	12		MULTI-CONV	#Heat Sys	2				
Model	03		MULTI-FAMILY	Central Vac	0		NO		
Grade	C		AVERAGE	FBM Sqft					
Stories	2.50		2 1/2 Stories	Int vs Ext	S				
Foundation	3		MASONRY	MIXED USE					
Exterior Wall 1	4		VINYL	Code	Description		Percentage		
Exterior Wall 2				105	3 FAMLY		100		
Roof Structure	1		GABLE	COST/MARKET VALUATION					
Roof Cover	1		ASPHALT SH						
Interior Wall 1	1		DRYWALL						
Interior Wall 2				Adj. Base Rate:				77.16	
Interior Floor 1	4		CARPET	Replace Cost AYB EYB Dep Code Remodel Rating Year Remodeled Dep % Functional Obslnc External Obslnc Cost Trend Factor Condition % Complete Overall % Cond Apprais Val Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment					
Interior Floor 2	3		HARDWOOD						
Heat Fuel	1		OIL						
Heat Type	1		FORCED H/A						233,477
AC Type	01		NONE						1910
Bedrooms	6								1987
Full Baths	3								GD
Half Baths	0								
Extra Fixtures	0								27
Total Rooms	12								
Bath Style	A		AVERAGE						
Kitchen Style	A		AVERAGE						1
Kitchens	3								
Extra Kitchens	0								
Frame	1		WOOD						73
Basement Floor	12								170,400
Bsmt Garage									0
Units	3								
WS Flues									0
FBM Quality									
Fireplaces	0								

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,077		15.40	16,589
EFP	ENCL PORCH	0	45		24.00	1,080
FFL	1ST FLOOR	1,113	1,113		77.16	85,876
HST	HALF STORY	539	1,077		38.61	41,588
OPF	OPEN PORCH	0	322		7.67	2,469
SFL	2ND FLOOR	1,113	1,113		77.16	85,876
Ttl. Gross Liv/Lease Area:		2,765	4,747	3,026		233,477

