Property Location: 23 KINGSTON AV | **MAP ID: 2C/ 58/ 120/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 2519 | **Account #2562** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/02/2016 09:25**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BUI PHUONG		1 TYPCL		
23 KINGSTON AVE				
EAST LONGMEADOW, MA 01028				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_375990_2854580	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	118,300	118,300
RES LAND	101	58,200	58,200
Total		176,500	176,500

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BUI PHUONG	17999/ 151	09/24/2009	U	I	173,000	
GINA G DANIELE,	17573/ 56	12/09/2008	U	I	138,000	O
BAUSCH,DANIEL E	14201/ 307	05/25/2004	U	I	1	A
BAUSCH,DANIEL E	14037/ 306	03/24/2004	U	I	1	A
BAUSCH,DANIEL E	13841/ 447	12/15/2003	U	I	127,000	F
MARLETTA SADIE LIFE ESTATE +,	08412/ 0512	05/11/1993	U	I	1	A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	117,100	2015	101	117,100	2014	B	113,100
2016	101	62,800	2015	101	62,800	2014	L	57,700
	Total:	179,900		Total:	179,900		Total:	170,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MF

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	118,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	58,200
Special Land Value	0
Total Appraised Parcel Value	176,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**176,500**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
278	11/13/2009	54	FENCE	500		0		
127	01/01/1983	MN	Manual Note	0		0		DECK

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/10/2010			317	16	FIELDREV CHG
01/14/2010			316	15	PERMIT VISIT
04/29/2004			317	14	INSPECTED
04/12/2004			311	2	MEASURED
07/10/1990			131	3	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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				5,400	SF	14.18	0.7600	3	1.0000	1.00	MF	1.00				1.00	10.78	58,200

Total Card Land Units: 0.12 AC | Parcel Total Land Area: 0.12 AC | Total Land Value: 58,200

Property Location: 23 KINGSTON AV **MAP ID:** 2C/ 58/ 120/ / **Bldg Name:** **State Use:** 101

Vision ID: 2519 **Account #** 2562 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 09:25

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 Story
Foundation	1		
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	3		FORCED H/W
AC Type	03		Full
Bedrooms	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	5		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	2		

CONSTRUCTION DETAIL (CONTINUED)

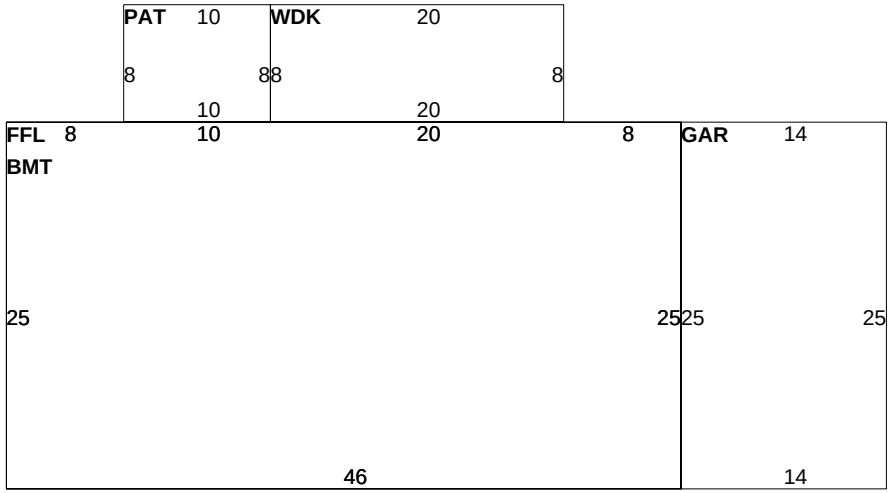
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	102.00
Replace Cost	157,691
AYB	1981
EYB	1989
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	75
Apprais Val	118,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,150		20.40	23,460
FFL	1ST FLOOR	1,150	1,150		102.00	117,299
GAR	GARAGE	0	350		40.80	14,280
PAT	PATIO	0	80		5.10	408
WDK	WOOD DECK	0	160		14.02	2,244
	Ttl. Gross Liv/Lease Area:	1,150	2,890	1,546		157,691