

Property Location: 15 KENSINGTON AV

MAP ID:2C/ 68/ 147/ /

Bldg Name:

State Use:101

Vision ID: 2529

Account #2572

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 09:27

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
DOWNS GEOFFREY K DOWNS CHERYL L 15 KENSINGTON AVE EAST LONGMEADOW, MA 01028 Additional Owners:				1 TYPCL						Description		Code						Appraised Value		Assessed Value	
										RESIDENTL.		101						105,100		105,100	
										RES LAND		101						59,400		59,400	
										RESIDENTL.		101		600		600					
SUPPLEMENTAL DATA																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376082_2854386						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
Total										165,100				165,100							

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
DOWNS GEOFFREY K DOWNS,GEOFFREY K & HEATON JEANNE I, NOEL YVETTE L NOEL CLEMENT A + LEWIS WILLIAM C				12803/ 342 10630/ 114 09371/ 0045 09092/ 0012 07531/ 0448 04629/ 0327		12/18/2002 01/29/1999 01/24/1996 03/28/1995 08/24/1990 07/24/1978		U	I	1 97,500 1 1 120,000 0		F A A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	101	104,000		2015	101	104,000		2014	B	102,000	
													2016	101	64,100		2015	101	64,100		2014	L	63,200	
													2016	101	600		2015	101	600		2014	O	800	
													Total:		168,700		Total:		168,700		Total:		166,000	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)105,100 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)600 Appraised Land Value (Bldg)59,400 Special Land Value0 Total Appraised Parcel Value165,100 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value165,100											
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.	
Total:																							

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

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	
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			247	15	PERMIT VISIT	
															05/24/1992			131	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		S Adj Fact	Adj.	Unit Price	Land Value					
1	101	ONE FAM		RC				10,125	SF	7.72	0.7600	3	1.0000	1.00	MF	1.00						1.00	5.87	59,400					
Total Card Land Units:										0.23	AC	Parcel Total Land Area:					0.23	AC	Total Land Value:										59,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		NONE
Model	01		RESIDENTIAL	Central Vac	0		
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:			105.88
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			145,905
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			105,100
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		21.18	21,176	
FFL	1ST FLOOR	1,000	1,000		105.88	105,882	
GAR	GARAGE	0	432		42.40	18,318	
PAT	PATIO	0	96		5.51	529	
Ttl. Gross Liv/Lease Area:		1,000	2,528	1,378		145,905	

