

Print Date: 12/02/2016 10:00

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT													
KEOHANE KYM KEOHANE MICHAEL 313 PROSPECT ST EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value							
																RESIDNTL.		101		97,400		97,400											
																RES LAND		101		91,200		91,200											
																RESIDNTL.		101		2,700		2,700											
SUPPLEMENTAL DATA																Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382068_2845163 Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
Total191,300191,300																																	
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
KEOHANE KYM CUOCO BENJAMIN A +, CUOCO				14469/ 538 06563/ 041 04638/ 0221				09/07/2004 07/20/1987 08/08/1978		U	I	122,000 1 0		F	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
															2016	101	96,300		2015	101	96,300		2014	B	88,100								
															2016	101	88,200		2015	101	88,200		2014	L	91,000								
															2016	101	2,700		2015	101	2,700		2014	O	3,000								
Total:															187,200		Total:		187,200		Total:		182,100										
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				MG																	
NOTES																																	
																		Appraised Bldg. Value (Card)										97,400					
																		Appraised XF (B) Value (Bldg)										0					
																		Appraised OB (L) Value (Bldg)										2,700					
																		Appraised Land Value (Bldg)										91,200					
Special Land Value																		0															
Total Appraised Parcel Value																		191,300															
Valuation Method:																		C															
Adjustment:																		0															
Net Total Appraised Parcel Value																		191,300															
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												
323	09/22/2006		12	REROOF				3,000			0					02/01/2007			311	2	MEASURED												
324	09/22/2006		12	REROOF				3,700			0					02/01/2007			311	15	PERMIT VISIT												
316	09/12/2006		1	PORCH				5,700			0			33` X 8` FARMERS POR		04/08/2004			317	3	MEAS+INSPECTD												
256	11/01/1990		MN	Manual Note				3,000			0			GAR		03/18/2004			250	22	MAILER SENT												
368	12/01/1988		MN	Manual Note				150			0			SHED		09/12/2003			274	12	MEAS DENIED												
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			RAA				23,087	SF	3.57	1.2300	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	.90	3.95	91,200									
Total Card Land Units:										0.53	AC	Parcel Total Land Area:0.53 AC										Total Land Value:					91,200						

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		NO
Grade	C+		AVG. (+)	FBM Sqft			
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	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		98.18	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	2			Replace Cost	159,648		
Full Baths	1			AYB	1950		
Half Baths	0			EYB	1975		
Extra Fixtures	0			Dep Code	AV		
Total Rooms	6			Remodel Rating			
Bath Style	A			Year Remodeled			
Kitchen Style	A			Dep %	39		
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1			Cost Trend Factor	1		
Basement Floor	12			Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	61		
WS Flues	1			Apprais Val	97,400		
FBM Quality				Dep % Ovr	0		
Fireplaces	1			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
02	SHED/FR			L	192	7.48	1988	A		AV	60	900
02	SHED/FR			L	72	7.48	1990	A		AV	60	300
40	LEAN-TO			L	96	5.75	1990	A		AV	60	300
07	POOL A-C	OB	Outbuilding	L	24	69.00	2001	A		GD	70	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	648		19.70	12,764	
FFL	1ST FLOOR	1,464	1,464		98.18	143,742	
OPF	OPEN PORCH	0	272		9.75	2,651	
PAT	PATIO	0	100		4.91	491	

Ttl. Gross Liv/Lease Area:		1,464	2,484	1,626	159,648		
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