

Property Location: 4 KINGMAN AV

Account #3333

MAP ID:3B/ 21/ 748/ /

Bldg Name:

State Use:101

Vision ID: 3280

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 13:12

CURRENT OWNER

BEZNOS MARA

4 KINGMAN AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

172,800

Appraised Value

91,800

80,400

600

172,800

Assessed Value

91,800

80,400

600

172,800

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BEZNOS MARA

ALFANO JAMES J + LAURIE A

MAJOR

RAYMOND

BK-VOL/PAGE

08937/ 0517

06712/ 302

6431/ 193

01927/ 0557

SALE DATE

09/09/1994

12/18/1987

03/27/1987

03/29/1948

q/u

U

U

U

U

v/i

I

I

I

I

SALE PRICE

70,000

92,100

1

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

90,700

78,100

600

169,400

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

90,700

78,100

600

169,400

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

84,300

80,600

500

165,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

91,800

0

600

80,400

0

172,800

C

0

172,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

99

05/01/2011

4

ADDITION

1,500

0

OFF GARAGE

205

06/21/2005

4

ADDITION

10,000

0

20` X 25` `OFF REAR &

95

04/01/1995

MN

Manual Note

700

0

DECK

34

03/01/1990

MN

Manual Note

2,000

0

ADDN

176

07/01/1989

MN

Manual Note

3,500

0

POOL AG

143

05/01/1988

MN

Manual Note

250

0

ADDITION

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

02/10/2012

317

15

PERMIT VISIT

01/11/2005

311

15

PERMIT VISIT

05/18/2004

319

14

INSPECTED

04/06/2004

250

22

MAILER SENT

04/01/2004

316

2

MEASURED

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

10,000

SF

7.81

1.0300

5

1.0000

1.00

MA

1.00

1.00

8.04

80,400

Total Card Land Units:

0.23

AC

Parcel Total Land Area:

0.23

AC

Total Land Value:

80,400

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		AVERAGE	FBM Sqft	384		
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	3		HARDWOOD	Adj. Base Rate:			86.43
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			150,480
Heat Type	1		FORCED H/A	AYB			1950
AC Type	01		NONE	EYB			1975
Bedrooms	2			Dep Code			AV
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			39
Total Rooms	4			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			61
Basement Floor	12			Apprais Val			91,800
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				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	120	7.48	1950	A		FR	50	400
40	LEAN-TO			L	48	5.75	1985	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	768		17.33	13,311
FFL	1ST FLOOR	1,460	1,460		86.43	126,192
GAR	GARAGE	0	313		34.52	10,804
OFP	OPEN PORCH	0	20		8.64	173
Ttl. Gross Liv/Lease Area:		1,460	2,561	1,741		150,480

