

Property Location: 40 KINGMAN AV

Account #3339

MAP ID:3B/ 27/ 730/ /

Bldg Name:

State Use:101

Vision ID: 3286

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 13:20

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																																				
LARO ALBERT P LARO JACQUELYN M 40 KINGMAN AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																														
											RESIDENTL.		101						88,600		88,600																														
													RES LAND						101		80,400		80,400																												
													RESIDENTL.						101		500		500																												
SUPPLEMENTAL DATA											Total				169,500		169,500																																		
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																																				
															Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value																				
															2016		101		87,700		2015		101		87,700		2014		B		85,500																				
															2016		101		78,100		2015		101		78,100		2014		L		80,600																				
															2016		101		500		2015		101		500		2014		O		600																				
Total:												166,300		Total:		166,300		Total:		166,700																															
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 Bldg. Value (Card) 88,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 500 Appraised Land Value (Bldg) 80,400 Special Land Value 0 Total Appraised Parcel Value 169,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 169,500																																						
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																																							
0001/A									101			MA																																							
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																							
																		07/13/2006						311		3		MEAS+INSPCTD																							
																		06/26/2006						250		22		MAILER SENT																							
																		04/01/2004						316		1		LEFT NOTICE																							
																		09/05/1990						131		3		MEAS+INSPCTD																							
																		06/11/1980						500		1		LEFT NOTICE																							
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								10,000		SF		7.81		1.0300		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		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		NONE	
Grade	C		AVERAGE	FBM Sqft	1062			
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	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				106.06
Interior Floor 1	4		CARPET	Replace Cost				142,966
Interior Floor 2	3		HARDWOOD					
Heat Fuel	1		OIL					
Heat Type	1		FORCED H/A	AYB				1965
AC Type	03		Full					
Bedrooms	3							
Full Baths	1			EYB				1976
Half Baths	0							
Extra Fixtures	0							
Total Rooms	6			Dep Code				AV
Bath Style	A		AVERAGE					
Kitchen Style	A		AVERAGE					
Kitchens	1			Remodel Rating				
Extra Kitchens	0							
Frame	1		WOOD					
Basement Floor	12			Year Remodeled				
Bsmt Garage								
Units	1							
WS Flues				Dep %				38
FBM Quality	1							
Fireplaces	0							
				Functional Obslnc				
				External Obslnc				
				Cost Trend Factor				1
				Condition				
				% Complete				
				Overall % Cond				62
				Apprais Val				88,600
				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
02	SHED/FR			L	120	7.48	1990	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,062		21.17	22,484
CPT	CARPORT	0	286		10.75	3,076
FFL	1ST FLOOR	1,062	1,062		106.06	112,633
WDK	WOOD DECK	0	320		14.91	4,773
Ttl. Gross Liv/Lease Area:		1,062	2,730	1,348		142,966

