

Property Location: 20 KELSEY ST
Vision ID: 2490

Account #2533

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/15/2017 12:48

CURRENT OWNER

HIGGINS CHRISTOPHER C

20 KELSEY ST

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

169,700

Appraised Value

92,700

62,900

14,100

169,700

Assessed Value

92,700

62,900

14,100

169,700

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

HIGGINS CHRISTOPHER C

MCDONALD,FREDERICK W

KOWALCZYK DONALD R +,

BK-VOL/PAGE

18338/ 441

13646/ 385

03761/ 0416

SALE DATE

06/18/2010

10/02/2003

12/26/1972

q/u

U

U

U

v/i

1

1

1

SALE PRICE

197,000

190,000

0

V.C.

V

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

91,000

59,600

14,100

164,700

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

89,800

64,400

14,100

168,300

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

89,800

64,400

14,100

168,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

HOT TUB IN BMT. FY 14 ADDED 1/2 BTH PER HOMEOWNER

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

BUILDING PERMIT RECORD

Permit ID

60

108

Issue Date

04/01/1990

01/01/1984

Type

MN

MN

Description

Manual Note

Manual Note

Amount

5,000

0

Insp. Date

% Comp.

0

0

Date Comp.

Comments

SUN ROOM

GARAGE

VISIT/CHANGE HISTORY

Date

02/04/2011

04/09/2004

01/07/1991

07/31/1990

03/22/1985

Type

IS

ID

317

311

107

131

500

Cd.

16

3

15

2

3

Purpose/Result

FIELDREV CHG

MEAS+INSPCTD

PERMIT VISIT

MEASURED

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

11,250

SF

Unit Price

7.36

I. Factor

0.7600

S.A.

3

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MF

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

5.59

Land Value

62,900

Total Card Land Units:

0.26

AC

Parcel Total Land Area:

0.26

AC

Total Land Value:

62,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	249		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	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	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		79.01	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost	147,119		
AC Type	01		NONE	AYB	1890		
Bedrooms	3			EYB	1980		
Full Baths	1			Dep Code	AG		
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %	37		
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor	1		
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond	63		
Bsmt Garage				Apprais Val	92,700		
Units	1			Dep % Ovr	0		
WS Flues	3			Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr	0		
Fireplaces	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
03	GARAGE	OB	Outbuilding	L	675	28.18	1984	A		GD	70	13,300
02	SHED/FR			L	120	7.48	1984	G		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	996		15.79	15,723	
FFL	1ST FLOOR	1,236	1,236		79.01	97,658	
OPF	OPEN PORCH	0	108		8.05	869	
TQS	3/4 STORY	396	528		59.26	31,288	
WDK	WOOD DECK	0	144		10.97	1,580	
Ttl. Gross Liv/Lease Area:		1,632	3,012	1,862		147,119	

