

Property Location: 26 KINGMAN AV
Vision ID: 3284

Account #3337

MAP ID: 3B/ 25/ 737/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 16:18

CURRENT OWNER

FARRELL JAMES

26 KINGMAN AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Code

101

101

101

Appraised Value

67,200

81,500

600

Assessed Value

67,200

81,500

600

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_376071_2852920

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

1006

4ST LONGMEADOW, MA

VISION

Total

149,300

149,300

RECORD OF OWNERSHIP

FARRELL JAMES

MOLINARI PATRICIA J HEIRS + DEV OF

BK-VOL/PAGE

21067/ 299

02405/ 0276

SALE DATE

02/18/2016

07/29/1955

q/u

Q

U

v/i

1

1

SALE PRICE

130,000

0

V.C.

00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

101,700

79,600

600

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

100,700

77,300

600

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

100,700

77,300

600

Total:

178,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

67,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

600

Appraised Land Value (Bldg)

81,500

Special Land Value

0

Total Appraised Parcel Value

149,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

149,300

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/23/2017

317

16

FIELDREV CHG

05/19/2004

319

14

INSPECTED

04/05/2004

316

2

MEASURED

07/22/1992

131

14

INSPECTED

05/06/1992

107

22

MAILER SENT

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

7,500

SF

10.86

1.0000

5

1.0000

1.00

MA

1.00

1.00

10.86

81,500

Total Card Land Units:

0.17

AC

Parcel Total Land Area:

0.17

AC

Total Land Value:

81,500

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							
Stories	1.00		1 STORY	Int vs Ext	S		SAME				
Foundation	2		CONC BLOCK	MIXED USE							
Exterior Wall 1	1		WOOD SHING	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	2		PLASTER								
Interior Wall 2											
Interior Floor 1	3		HARDWOOD								
Interior Floor 2	4		CARPET								
Heat Fuel	1		OIL								
Heat Type	1		FORCED H/A								
AC Type	01		NONE								
Bedrooms	2										
Full Baths	1										
Half Baths	1										
Extra Fixtures	0										
Total Rooms	5										
Bath Style	A		AVERAGE								
Kitchen Style	A		AVERAGE								
Kitchens	1										
Extra Kitchens	0										
Frame	1		WOOD								
Basement Floor	12		CONCRETE								
Bsmt Garage	1										
Units	1										
WS Flues											
FBM Quality											
Fireplaces	2										
								Adj. Base Rate:			100.37
								Replace Cost			164,010
				AYB			1958				
				EYB			1958				
				Dep Code			FR				
				Remodel Rating							
				Year Remodeled							
				Dep %			59				
				Functional Obslnc							
				External Obslnc							
				Cost Trend Factor			1				
				Condition							
				% Complete							
				Overall % Cond			41				
				Apprais Val			67,200				
				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	140	7.48	1995	A		AV	60	600

Ttl. Gross Liv/Lease Area:		1,334	2,973	1,634		164,010
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