

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: 12/06/2018 18:39

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

177,800

Appraised Value

100,800

62,900

14,100

177,800

Assessed Value

100,800

62,900

14,100

177,800

1006

4ST LONGMEADOW, M

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.

2018

2018

2018

Total:

Code

101

101

101

Assessed Value

92,700

62,900

14,100

169,700

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

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

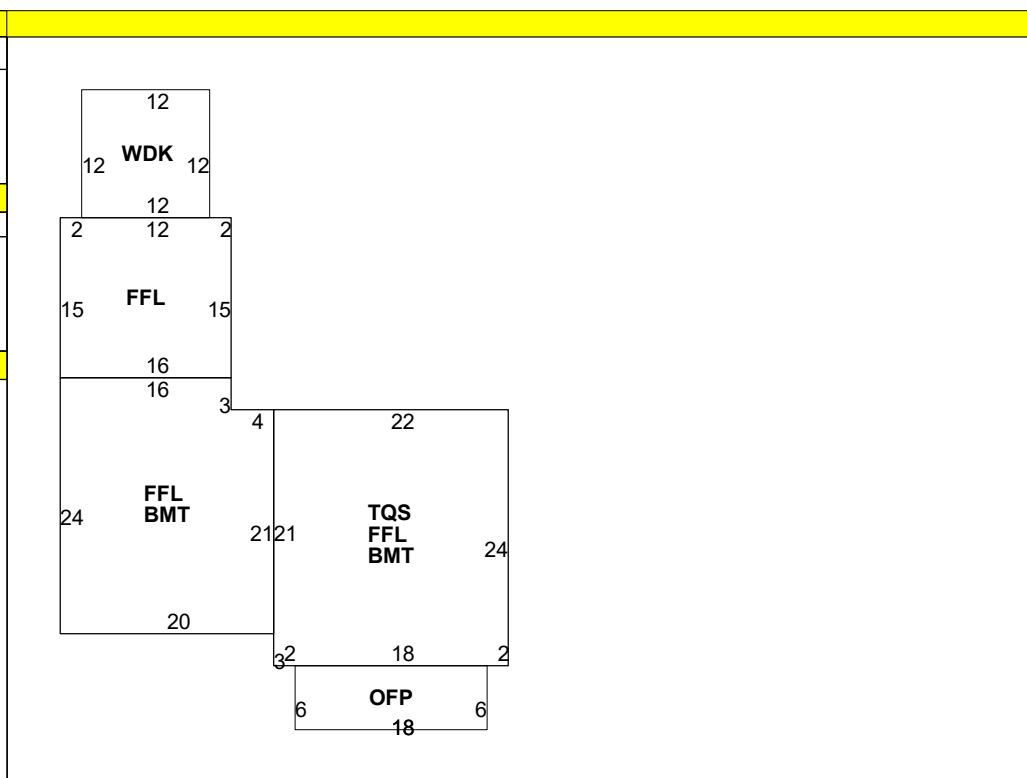
Total Land Value:

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	COST/MARKET VALUATION								
Roof Cover	1		ASPHALT SH									
Interior Wall 1	2		PLASTER									
Interior Wall 2	1		DRYWALL									
Interior Floor 1	4		CARPET									
Interior Floor 2	3		HARDWOOD	Adj. Base Rate:		85.93						
Heat Fuel	1		OIL	Replace Cost				160,004				
Heat Type	3		FORCED H/W					AYB				1890
AC Type	01		NONE					EYB				1981
Bedrooms	3			Dep Code		AG						
Full Baths	1			Remodel Rating								
Half Baths	1			Year Remodeled								
Extra Fixtures	0			Dep %		37						
Total Rooms	7			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		63						
Basement Floor	12		CONCRETE	Apprais Val		100,800						
Bsmt Garage				Dep % Ovr		0						
Units	1			Dep Ovr Comment								
WS Flues	3			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
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		17.17	17,100	
FFL	1ST FLOOR	1,236	1,236		85.93	106,211	
OPF	OPEN PORCH	0	108		8.75	945	
TQS	3/4 STORY	396	528		64.45	34,029	
WDK	WOOD DECK	0	144		11.93	1,719	
Ttl. Gross Liv/Lease Area:		1,632	3,012	1,862		160,004	



2006 7 14