

Property Location 10 KELSEY ST
Vision ID 2487

Account # 2530

Map ID 2C/ 26/ A/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 9:39:16 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
OSTRANDER DIANNE 10 KELSEY ST EAST LONGMEADOW MA 01028 GIS ID F_375515_2854497		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	91400	91,400												
						RES LAND	101	66200	66,200												
						RESIDNTL.	101	1500	1,500												
SUPPLEMENTAL DATA						Total				159,100	159,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
OSTRANDER DIANNE TOWER-HALE HELEN B CRAWFORD		07572	0511	10-22-1990	U	I	116,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		06762	0278	02-24-1988	U	I	97,500		2019	101	89,300	2018	101	82,100	2017	101	80,300				
		05828	0440	06-07-1985	U	I	100		101	64,100	101	64,100	101	60,800							
									101	1,500	101	1,500	101	1,500							
Total								Total	154900	Total	147700	Total	142600								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total		0.00																			
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				91,400							
0001						101		MF		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				1,500							
										Appraised Land Value (Bldg)				66,200							
										Special Land Value				0							
										Total Appraised Parcel Value				159,100							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				159,100							
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							
246	11-01-1990	MN	Manual Note					WOOD STOV	03-21-2018			333	2	MEASURED							
									05-07-2004			318	14	INSPECTED							
									04-12-2004			250	22	MAILER SENT							
									04-09-2004			311	2	MEASURED							
									01-07-1991			107	15	PERMIT VISIT							
									07-31-1990			131	2	MEASURED							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RC				15,750 SF	5.52	0.760	3	LAND	1.00	MF	1.00		0	1.000	4.20	66,200		
Total Card Land Units							0.362	AC	Parcel Total Land Area: 0.3616							Total Land Value					66,200

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	3	ALUMINUM	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2	1	DRYWALL	Adj Base Rate		81.13	
Interior Floor 1	2	SOFTWOOD	RCN		130,512	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1900	
Heat Type	1	FORCED H/A	Effective Year Built		1988	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		91,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	1		Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
01	SHED/MTL			L	60	5.18	1960	50	0.00	FR	A	1.00	200
02	SHED/FR			L	56	7.48	1960	30	0.00	PR	A	1.00	100
07	POOLA-C	OB	Outbuildi	L	18	69.00	1998	60	0.00	AV	A	1.00	700
22	WOOD DK			L	84	9.20	1998	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	462		19.17	8,855							
FFL	1ST FLOOR	761	761		96.25	73,245							
GAR	GARAGE	0	322		38.56	12,416							
OPF	OPEN PORCH	0	122		9.47	1,155							
PAT	PATIO	0	300		4.81	1,444							
TQS	3/4 STORY	347	462		72.29	33,398							

		Ttl Gross Liv / Lease Area	1,108	2,429	1,356	130,512							
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