

Property Location 6 KELSEY ST
Vision ID 2488

Account # 2531

Map ID 2C/ 27/ B/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 9:39:58 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
HEALEY MICHAEL C 6 KELSEY ST EAST LONGMEADOW MA 01028 GIS ID F_375604_2854486		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	139400	139,400														
						RES LAND	101	64800	64,800														
						RESIDNTL.	101	400	400														
SUPPLEMENTAL DATA						Total				204,600	204,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
HEALEY MICHAEL C		21997 0236	12-21-2017	U	I	259,000	1A	Year	Code	Assessed	Year	Code	Assessed										
HEALEY CHARLES M IV		18051 0471	10-03-2009	U	I	1	1	2019	101	135,900	2018	101	125,600										
HEALY CHARLES M IV,		10931 0249	09-17-1999	U	I	137,500			101	62,900		101	59,600										
RINALDI RALPH S +,		07533 0224	08-28-1990	U	I	134,000			101	400		101	500										
LEMAY SUSAN ANN		06715 0003	12-21-1987	U	I	135,000		Total	199200	Total	189000	Total	186800										
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)													
0001						101		MF		Appraised Xf (B) Value (Bldg)													
NOTES								Appraised Ob (B) Value (Bldg)															
SUB DIV LOT # 519								Appraised Land Value (Bldg)															
								Special Land Value															
								Total Appraised Parcel Value															
								Valuation Method															
								Adjustment															
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									
317	10-08-2004	17	DECK	9,203				OC 11/15/2004	03-21-2018			333	3	MEAS+INSPECT									
232	07-01-1987	MN	Manual Note	90,000				SPLIT ENT	12-14-2004			311	15	PERMIT VISIT									
									04-24-2004			318	14	INSPECTED									
									04-12-2004			250	22	MAILER SENT									
									04-09-2004			311	2	MEASURED									
									05-22-1992			131	14	INSPECTED									
									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				11,250 SF	7.58	0.760	3	LAND	1.00	MF	1.00			0	1.000	5.76	64,800			
Total Card Land Units							0.258	AC	Parcel Total Land Area: 0.2583							Total Land Value							64,800

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	106.18	
Interior Floor 2	5	LINO/VINYL	RCN	188,319	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	139,400	
FBM Sqft	528		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
02	SHED/FR			L	96	7.48	2002	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,132	1,132		132.81	150,337	
LLV	LOWR LEVEL	0	1,056		33.20	35,061	
WDK	WOOD DECK	0	160		18.26	2,922	
Ttl Gross Liv / Lease Area		1,132	2,348	1,418		188,319	

