

Property Location 2 KELSEY ST
Vision ID 2489

Account # 2532

Map ID 2C/ 28/ 387/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 9:41:42 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
VILA GILSON 2 KELSEY ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	78700	78,700												
						RES LAND	101	64200	64,200												
						RESIDNTL.	101	4900	4,900												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_375671_2854478						Total				147,800	147,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
VILA GILSON MCSWEENEY WALTER M , DRISCOLL GLADYS A		19824	0527	05-17-2013	Q	I	158,000	00	Year	Code	Assessed	Year	Code	Assessed							
		07819	0407	09-30-1991	U	I	65,000	1A	2019	101	76,900	2018	101	70,600							
		03162	0377	12-30-1965	U	I	0			101	62,300		101	59,100							
										101	4,900		101	4,900							
		Total						Total		144100	Total		137800	Total	133300						
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												APPROAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				78,700							
0001						101		MF		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				4,900							
										Appraised Land Value (Bldg)				64,200							
										Special Land Value				0							
										Total Appraised Parcel Value				147,800							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				147,800							
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							
201501792	05-27-2015	62	SOLAR	10,200	04-15-2016	100	04-15-2016	POOL A	04-15-2016			317	15	PERMIT VISIT							
119	05-01-1994	MN	Manual Note	500					06-05-2015				317	15	PERMIT VISIT						
									01-20-2012				317	16	FIELDREV CHG						
									04-29-2004				319	14	INSPECTED						
									04-12-2004				250	22	MAILER SENT						
									04-09-2004				311	2	MEASURED						
									01-11-1995				107	15	PERMIT VISIT						
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				9,000 SF	9.38	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.13	64,200
Total Card Land Units							0.207	AC	Parcel Total Land Area: 0.2066							Total Land Value					64,200

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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	2.5		Units	1	
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			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		83.13
Interior Floor 1	4	CARPET	RCN		124,906
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1910
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		78,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	280	28.18	1951	50	0.00	FR	F	0.90	3,600
07	POOL A-C	OB	Outbuildi	L	18	69.00	1994	60	0.00	AV	A	1.00	700
22	WOOD DK			L	42	9.20	1994	60	0.00	AV	A	1.00	200
02	SHED/FR			L	80	7.48	2000	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	52	208		24.40	5,074	
BMT	BASEMENT	0	534		19.55	10,441	
FFL	1ST FLOOR	534	534		97.58	52,109	
OPF	OPEN PORCH	0	80		9.76	781	
SFL	2ND FLOOR	506	506		97.58	49,377	
UAT	UNFIN ATTC	0	208		19.70	4,098	
WDK	WOOD DECK	0	224		13.50	3,025	
Ttl Gross Liv / Lease Area		1,092	2,294	1,280		124,906	

