

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
FARRELL JAMES 26 KINGMAN AV EAST LONGMEADOW MA 01028 GIS ID F_376071_2852920												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	105200		105,200																										
												RES LAND		101	83900		83,900																										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900																										
				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#																																			
												Total		190,000		190,000																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
FARRELL JAMES MOLINARI PATRICIA J HEIRS + DEV OF				21067 02405		0299 0276		02-18-2016 07-29-1955		Q U		I I		130,000 0		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
																		2019		101	81,500	2018	101	67,200	2017	101	101,700																
																				101	81,500		101	81,500		101	79,600																
																				101	600		101	600		101	600																
				Total														Total		163600		Total		149300		Total		181900															
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																																											
Nbhd		Nbhd Name		B		Tracing		Batch																																			
0001						101		MA																																			
NOTES																																											
														Appraised BLDG. Value (Card)										105,200																			
														Appraised Xf (B) Value (Bldg)										0																			
														Appraised Ob (B) Value (Bldg)										900																			
														Appraised Land Value (Bldg)										83,900																			
														Special Land Value										0																			
														Total Appraised Parcel Value										190,000																			
														Valuation Method										C																			
														Adjustment																													
														Net Total Appraised Parcel Value										190,000																			
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																		
																		08-01-2019					334	2	MEASURED																		
																		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																		
																		09-05-1990					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				7,500	SF	11.18	1.000	5	LAND	1.00	MA	1.00				0			1.000	11.18	83,900																		
																		Total Card Land Units										0.172	AC	Parcel Total Land Area:		0.1722	Total Land Value										83,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	94.49	
Interior Floor 2	4	CARPET	RCN	184,487	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1958	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	105,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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	140	7.48	1995	60	0.00	AV	A	1.00	600
19	PATIO			L	100	5.75	2018	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,190		22.64	26,937	
FFL	1ST FLOOR	1,334	1,334		113.18	150,985	
OFP	OPEN PORCH	0	20		11.32	226	
WDK	WOOD DECK	0	399		15.89	6,338	
Ttl Gross Liv / Lease Area		1,334	2,943	1,630		184,487	

