

Property Location 227 KIBBE RD		Map ID 50/ 13/ 0/ /		Bldg Name		State Use 101	
Vision ID 4086		Account # 4153		Bldg # 1		Print Date 12/19/2019 12:20:26	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FISHBEIN LARRY D 227 KIBBE RD EAST LONGMEADOW MA 01028 GIS ID F_386126_2850691		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	178500	178,500		
						RES LAND	101	105400	105,400		
						RESIDNTL.	101	1900	1,900		
		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#					
						Total 285,800 285,800					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FISHBEIN LARRY D LAPLANTE CONSTRUCTION O CONNOR WILLIAM E,		35885	LC	02-14-2014	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed	
		LC35	0	03-29-2013	Q	I	280,000	00	2019	101	173,600	2018	101	160,500	
		LC00	0	02-10-1983	U	I	86,000			101	102,600		101	100,600	
										101	1,900		101	1,900	
		Total						278100		Total		265000		Total 260400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 178,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,900 Appraised Land Value (Bldg) 105,400 Special Land Value 0 Total Appraised Parcel Value 285,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 285,800									
Total			0.00															

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	MG	

NOTES															
FY14 LOT SPLIT-LAND COURT DATED 01/01/1944-1.334 AC REMOVED AND MADE INTO TWO NEW PARCELS-PARCEL 50-13-1 (LOT IJ) + 50-13-2 (LOT IK)															

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			
104	05-15-2001	11	POOL	10,000				W/DECK	03-21-2014	01		105	3	MEAS+INSPCTD			
80	04-01-1994	MN	Manual Note	56,000				ADDITION	09-04-2009			375	2	MEASURED			
									06-21-2002			250	22	MAILER SENT			
									06-18-2002			274	2	MEASURED			
									02-26-2002			274	15	PERMIT VISIT			
									02-10-1995			107	15	PERMIT VISIT			
									03-20-1992			170	3	MEAS+INSPCTD			

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	RA				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00		0	TRF1	0.9	1.000	2.56	102,400	
1	101	ONE FAM	RA				0.430	AC	7,000.00	1.000	0		1.00	MG	1.00		0			1.000	7,000.00	3,000	
Total Card Land Units							1.348	AC	Parcel Total Land Area: 1.3483							Total Land Value							105,400

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Basement Floor						
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C+		AVG. (+)				#Heat Sys		1.00				
Stories	1.75		1 3/4 STORIES				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			83.06			
Interior Floor 1	3		HARDWOOD				RCN			283,306			
Interior Floor 2							Net Other Adj						
Heat Fuel	1		OIL				Year Built			1946			
Heat Type	1		FORCED H/A				Effective Year Built			1981			
AC Type	03		FULL				Depreciation Code			AG			
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	2						Depreciation %			37			
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor			1			
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition			63			
Extra Kitchens	0						RCNLD			178,500			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	196						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	1						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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2001	30	0.00	PR	A	1.00	500
22	WOOD DK			L	308	9.20	2001	50	0.00	FR	A	1.00	1,400
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,022		21.00		21,461		
FFL	1ST FLOOR					1,616	1,616		105.20		170,005		
GAR	GARAGE					0	528		42.04		22,197		
TQS	3/4 STORY					651	868		78.90		68,486		
WDK	WOOD DECK					0	78		14.84		1,157		
Ttl Gross Liv / Lease Area						2,267	4,112	2,693			283,306		

