

Property Location 180 KIBBE RD		Map ID 51/ 13/ 4/ /		Bldg Name		State Use 101	
Vision ID 4132		Account # 4199		Bldg # 1		Print Date 12/19/2019 12:28:12	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GUERIN ROBERT GUERIN LAURA 180 KIBBE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	252900	252,900		
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	103300	103,300		
		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	356,200	356,200	
GIS ID F_385939_2849719											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
GUERIN ROBERT DUBOIS,JOY PRYOR JEFFREY A + PATRICIA A, GIRARD MARATEA		16256	0345	10-05-2006	U	I	330,000	1	Year	Code	Assessed	Year	Code	Assessed	
		13384	0002	07-16-2003	U	I	339,900		2019	101	246,000	2018	101	218,900	
		6876	0512	06-12-1988	U	I	310,943			101	100,500		101	100,500	
		6694	0201	11-25-1987	U	V	76,000								
		6694	0199	11-25-1987	U	I	1	1A							
		Total						346500		Total		319400		Total	318000

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) 252,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 103,300 Special Land Value 0 Total Appraised Parcel Value 356,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 356,200									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MG	

NOTES									

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					
214	08-01-1989	MN	Manual Note	1,500				DECK	07-02-2018			333	3	MEAS+INSPCTD					
370	12-01-1987	MN	Manual Note	150,000				SFR	08-21-2009			375	2	MEASURED					
									06-12-2002			250	22	MAILER SENT					
									06-06-2002			274	2	MEASURED					
									03-06-1992			170	3	MEAS+INSPCTD					
									04-18-1990			131	15	PERMIT VISIT					
									11-17-1988			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	RAA				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	RAA				0.130	AC	7,000.00	1.000	0		1.00	MG	1.00		0			1.000	7,000.00	900	
Total Card Land Units							1.048	AC	Parcel Total Land Area: 1.0483							Total Land Value							103,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	26	WOOD	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		77.55
Interior Floor 1	4	CARPET	RCN		328,419
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		252,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	925		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,850		20.18	37,332	
FFL	1ST FLOOR	1,850	1,850		100.90	186,659	
GAR	GARAGE	0	484		40.44	19,574	
OFP	OPEN PORCH	0	58		10.44	605	
PAT	PATIO	0	680		5.04	3,430	
SFL	2ND FLOOR	792	792		100.90	79,910	
WDK	WOOD DECK	0	64		14.19	908	
Ttl Gross Liv / Lease Area		2,642	5,778	3,255		328,419	

