

Property Location 74 KIBBE RD		Map ID 52/ 17/ 1/ 1		Bldg Name		State Use 101	
Vision ID 4177		Account # 4245		Bldg # 1		Print Date 12/19/2019 12:36:10	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FROST GEOFFREY R ODONNELL MAKENZIE L 74 KIBBE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	192600	192,600		
						RES LAND	101	87900	87,900		
						RESIDNTL.	101	700	700		
		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_385867_2847583						Total				281,200	281,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FROST GEOFFREY R WINN JANICE G HARRIS MICHAEL E + LINDA LEMON + LEMON LAND DEVELO LEMON WILLIAM F		22434	0411	11-05-2018	Q	I	260,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09179	0534	07-07-1995	U	I	144,500	1B 1	2019	101	184,800	2018	101	171,200	2017	101	167,900
		08917	0360	08-17-1994	U	I	135,000			101	85,500		101	85,500		101	83,900
		07793	0035	08-29-1991	U	I	1			101	700		101	700		101	700
		07612	0079	12-21-1990	U	V	55,000		Total		271000	Total		257400	Total		252500

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) 192,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 87,900 Special Land Value 0 Total Appraised Parcel Value 281,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 281,200									
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	
201902940	10-01-2019	91	INSULATION	3,316		0			07-02-2018			333	3	MEAS+INSPCTD	
110	05-26-2009	25	WINDOWS	5,898				PICTURE & SLIDER	12-18-2009			317	15	PERMIT VISIT	
102	05-18-2009	9	ALTERATION	750				WINDOW HEADER	12-18-2009			317	15	PERMIT VISIT	
85	04-27-2009	25	WINDOWS	5,959				INCLUDES SLIDER	12-18-2009			317	15	PERMIT VISIT	
275	10-01-1994	MN	Manual Note	400				STORAGE	07-24-2009			375	3	MEAS+INSPCTD	
174	07-01-1992	MN	Manual Note	85,000				DWELLING	05-30-2002			105	14	INSPECTED	
									05-09-2002			250	22	MAILER SENT	

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	0.80	MG	1.00	WET3		0	TRF1	0.9	1.000	2.05	82,000
1	101	ONE FAM	RA				1.380	AC	7,000.00	1.000	0		0.61	MG	1.00	ESM2/WET2		0			1.000	4,270.00	5,900
Total Card Land Units							2.298	AC	Parcel Total Land Area: 2.2983							Total Land Value							87,900

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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+	AVG. (+)	#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	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		102.85
Interior Floor 1	3	HARDWOOD	RCN		226,535
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		85
Extra Kitchens	0		RCNLD		192,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	442		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		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
02	SHED/FR			L	140	7.48	2009	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,184	1,184		147.48	174,621	
LLV	LOWR LEVEL	0	1,104		36.87	40,706	
PAT	PATIO	0	460		7.37	3,392	
WDK	WOOD DECK	0	380		20.57	7,817	
Ttl Gross Liv / Lease Area		1,184	3,128	1,536		226,535	

