

Property Location 43 KIBBE RD
Vision ID 4183

Account # 4251

Map ID 52/ 21C/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/19/2019 12:37:10

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
RONCALLI DONNA L RONCALLI STEVEN J 43 KIBBE RD EAST LONGMEADOW MA 01028 GIS ID F_386385_2847070		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	142000	142,000														
						RES LAND	101	96900	96,900														
						RESIDNTL.	101	1200	1,200														
		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				240,100	240,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
RONCALLI DONNA L NOREEN PAUL E		08544	0556	08-31-1993	U	I	160,000	Year	Code	Assessed	Year	Code	Assessed										
		05511	0227	10-07-1983	U	I	73,900	2019	101	130,900	2018	101	122,500										
								101	94,100	101	94,100												
								101	1,200	101	1,200												
		Total						226200		Total		217800											
										Total		217100											
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														
Total			0.00																				
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card)					142,000									
Nbhd		Nbhd Name		B		Tracing		Batch	Appraised Xf (B) Value (Bldg)					0									
0001						101		MG	Appraised Ob (B) Value (Bldg)					1,200									
NOTES									Appraised Land Value (Bldg)					96,900									
									Special Land Value					0									
									Total Appraised Parcel Value					240,100									
									Valuation Method					C									
									Adjustment														
									Net Total Appraised Parcel Value					240,100									
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									
201102914 306	11-09-2011 11-01-1994	9 MN	ALTERATION Manual Note	2,100 1,600				REPLACE SLIDER SHED	07-24-2019 04-13-2012 07-24-2009 03-29-2004 06-04-2002 05-09-2002 05-07-2002			334 317 375 316 105 250 274	3 15 14 3 14 22 2	MEAS+INSPCTD PERMIT VISIT INSPECTED MEAS+INSPCTD INSPECTED MAILER SENT 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	RA				25,431 SF	3.55	1.190	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.81	96,900	
Total Card Land Units							0.584	AC	Parcel Total Land Area: 0.5838							Total Land Value							96,900

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE				
Exterior Wall 1	12	BOARD+BATT	MIXED USE			
Exterior Wall 2			Code	Description		Percentage
Roof Structure	1	GABLE	101	ONE FAM		100
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL				0
Interior Wall 2			COST / MARKET VALUATION			
Interior Floor 1	6	CERAMIC TL	Adj Base Rate		103.74	
Interior Floor 2	3	HARDWOOD	RCN		191,847	
Heat Fuel	2	GAS	Net Other Adj			
Heat Type	1	FORCED H/A	Year Built		1983	
AC Type	03	FULL	Effective Year Built		1992	
Bedrooms	3		Depreciation Code		AG	
Full Baths	1		Remodel Rating			
Half Baths	0		Year Remodeled			
Extra Fixtures	1		Depreciation %		26	
Total Rooms	6		Functional Obsol			
Bath Style	A	AVERAGE	External Obsol			
Half Bath Style			Cost Trend Factor		1	
Kitchens	1		Condition			
Kitchen Style	A	AVERAGE	% Complete			
Extra Kitchens	0		Overall % Condition		74	
Extra Kitchen St			RCNLD		142,000	
FBM Sqft	575		Dep % Ovr			
FBM Quality	3		Dep Ovr Comment			
Fireplaces	1		Misc Imp Ovr			
WS Flues	1		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	150	7.48	2009	60	0.00	AV	A	1.00	700
19	PATIO			L	150	5.75	2009	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,190	1,190		127.73	151,996	
LLV	LOWR LEVEL	0	1,150		31.99	36,786	
WDK	WOOD DECK	0	168		18.25	3,065	
Ttl Gross Liv / Lease Area		1,190	2,508	1,502		191,847	

