

State Use 101
Print Date 11-03-2020 2:41:47 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
OSTRANDER DIANNE 10 KELSEY ST EAST LONGMEADOW MA 01028 GIS ID F_375515_2854497 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	96500		96,500										
												RES LAND		101	66200		66,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	1500		1,500										
				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		164,200		164,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
OSTRANDER DIANNE TOWER-HALE HELEN B CRAWFORD				07572 06762 05828	0511 0278 0440	10-22-1990 02-24-1988 06-07-1985	U U U	I I I	116,000 97,500 100	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
											2020	101	91,400	2019	101	89,300	2018	101	82,100								
												101	66,200		101	64,100		101	64,100								
												101	1,500		101	1,500		101	1,500								
											Total			159100		Total		154900		Total		147700					
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 96,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 66,200 Special Land Value 0 Total Appraised Parcel Value 164,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 164,200																	
0001						101		MF																			
NOTES																											
PARCEL A																											
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		
246		11-01-1990		MN		Manual Note										WOOD STOV		03-21-2018 05-07-2004 04-12-2004 04-09-2004 01-07-1991 07-31-1990					333 318 250 311 107 131	2 14 22 2 15 2	MEASURED INSPECTED MAILER SENT MEASURED PERMIT VISIT 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				15,750	SF	5.52	0.760	3	LAND	1.00	MF	1.00				0			1.000	4.2	66,200		
Total Card Land Units								0.362	AC	Parcel Total Land Area: 0.3616								Total Land Value								66,200	

Property Location 10 KELSEY ST
Vision ID 2487

Account # 2530

Map ID 2C/ 26/ A/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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	1	DRYWALL	Adj Base Rate		86.54
Interior Floor 1	2	SOFTWOOD	RCN		137,848
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1900
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		96,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
01	SHED/MTL			L	60	5.18	1960	50	0.00	FR	A	1.00	200
02	SHED/FR			L	56	7.48	1960	30	0.00	PR	A	1.00	100
07	POOLA-C	OB	Outbuildi	L	18	69.00	1998	60	0.00	AV	A	1.00	700
22	WOOD DK			L	84	9.20	1998	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	462		20.24	9,353	
FFL	1ST FLOOR	761	761		101.66	77,362	
GAR	GARAGE	0	322		40.73	13,114	
OPF	OPEN PORCH	0	122		10.00	1,220	
PAT	PATIO	0	300		5.08	1,525	
TQS	3/4 STORY	347	462		76.35	35,275	
Ttl Gross Liv / Lease Area		1,108	2,429	1,356		137,848	

