

Property Location

173 KIBBE RD

Map ID

51/ 7/ D/ /

Bldg Name

State Use

101

Vision ID

4168

Account #

4235

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 6:56:23 P

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
KASPARIAN JOHN P + SHARON L KASPARIAN JOHN A + JENNIFER L 173 KIBBE RD EAST LONGMEADOW MA 01028 GIS ID F_386797_2849630		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised		Assessed													
										RESIDNTL.	101	131700		131,700													
										RES LAND	101	117700		117,700													
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.	101	1400		1,400													
SUPPLEMENTAL DATA										Total						250,800		250,800									
		Alt Prcl ID		Received																							
		SP Permit		NIA																							
		Chapter Land		Field 8																							
		OC Dates		Field 9																							
		In+Ex FY		Field 10																							
		Mailed		Assoc Pid#																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KASPARIAN JOHN P + SHARON L KASPARIAN ,JOHN A & KASPARIAN JOHN A, SIEGEL PHILIPPA K CHAPMAN PHILIPPA K +		16969 0044		10-05-2007		U I		1		1A				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		10620 0234		01-20-1999		U I		1		1A				2020	101	124,900	2019	101	121,500	2018	101	107,200					
		09263 0153		09-27-1995		U I		120,000							101	117,700		101	114,900		101	125,200					
		09016 0001		12-14-1994		U I		1		1A					101	1,400		101	1,400		101	800					
		07869 0393		11-29-1991		U I		113,000						Total		244000		Total		237800		Total		233200			
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		9,000.00																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch										Appraised BLDG. Value (Card)						131,700			
0001						101		MG										Appraised Xf (B) Value (Bldg)						0			
																		Appraised Ob (B) Value (Bldg)						1,400			
																		Appraised Land Value (Bldg)						117,700			
																		Special Land Value						0			
																		Total Appraised Parcel Value						250,800			
																		Valuation Method						C			
																		Adjustment									
																		Net Total Appraised Parcel Value						250,800			
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													
201901452	04-25-2019	91	INSULATION	7,000		0		26 X 24 ALTERATION	07-02-2018			333	3	MEAS+INSPCTD													
188	06-29-2007	4	ADDITION	26,000					06-14-2018			400	4	INFO AT DOOR													
51	04-01-1994	MN	Manual Note	4,000					07-24-2009			375	3	MEAS+INSPCTD													
									04-04-2008			317	15	PERMIT VISIT													
									05-09-2002			274	3	MEAS+INSPCTD													
									02-10-1995			107	15	PERMIT VISIT													
									03-26-1992			131	13	MISSED APPT													
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	WET & ESMT		0	TRF1	0.9	1.000	2.56	102,400					
1	101	ONE FAM	RA				3.650 AC	7,000	1.000	0		0.60	MG	1.00			0			1.000	4,200	15,300					
Total Card Land Units							4.568 AC	Parcel Total Land Area: 4.5683							Total Land Value							117,700					

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Basement Floor	12		CONCRETE			
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.50		1 1/2 STORIES				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	1		WOOD SHING				Code	Description			Percentage		
Exterior Wall 2							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				99.68		
Interior Floor 1	3		HARDWOOD				RCN				209,119		
Interior Floor 2							Net Other Adj						
Heat Fuel	1		OIL				Year Built				1947		
Heat Type	5		STEAM				Effective Year Built				1981		
AC Type	01		NONE				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %				37		
Extra Fixtures	1						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				63		
Extra Kitchens	0						RCNLD				131,700		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	0						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	180	7.48	2008	60	0.00	AV	A	1.00	800
02	SHED/FR			L	140	7.48	2015	60	0.00	AV	A	1.00	600
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,104		23.04	25,435			
FFL	1ST FLOOR					1,204	1,204		115.09	138,569			
HST	HALF STORY					360	720		57.55	41,433			
WDK	WOOD DECK					0	228		16.15	3,683			
Ttl Gross Liv / Lease Area						1,564	3,256	1,817		209,119			

