

State Use 101
Print Date 11-03-2020 6:57:45 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
FROST GEOFFREY R ODONNELL MAKENZIE L 74 KIBBE RD EAST LONGMEADOW MA 01028 GIS ID F_385867_2847583												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		196900		196,900																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		87900		87,900																							
												RESIDNTL.		101		700		700																							
				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		285,500		285,500																									
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				2020		101		192,600		2019		101		184,800		2018		101		171,200							
				08917		0360		08-17-1994		U		I		135,000						101		87,900				101		85,500		101		85,500									
				07793		0035		08-29-1991		U		I		1		1B				101		700				101		700		101		700									
				07612		0079		12-21-1990		U		V		55,000		1		Total		281200		Total		271000		Total		257400													
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														APPROAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)												196,900																			
0001						101		MG		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												285,500															
														Valuation Method												C															
														Adjustment																											
														Net Total Appraised Parcel Value												285,500															
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				PICTURE & SLIDER		07-02-2018						333		3		MEAS+INSPCTD													
110		05-26-2009		25		WINDOWS		5,898								WINDOW HEADER		12-18-2009						317		15		PERMIT VISIT													
102		05-18-2009		9		ALTERATION		750								INCLUDES SLIDER		12-18-2009						317		15		PERMIT VISIT													
85		04-27-2009		25		WINDOWS		5,959								STORAGE		12-18-2009						317		15		PERMIT VISIT													
275		10-01-1994		MN		Manual Note		400								DWELLING		07-24-2009						375		3		MEAS+INSPCTD													
174		07-01-1992		MN		Manual Note		85,000										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		2.39		1.190		7		LAND		0.80		MG		1.00		WET3				0		1.000		2.05		82,000	
1		101		ONE FAM		RA								1.380		7,000		1.000		0				0.61		MG		1.00		ESM2/WET2		0		1.000		4,270		5,900			
														Total Card Land Units 2.298 AC Parcel Total Land Area: 2.2983														Total Land Value 87,900													

Property Location 74 KIBBE RD
 Vision ID 4177

Account # 4245

Map ID 52/ 17/ 1/ /

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	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	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		109.21
Interior Floor 1	3	HARDWOOD	RCN		237,183
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		2001
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		17
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		83
Extra Kitchens	0		RCNLD		196,900
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		154.42	182,829	
LLV	LOWR LEVEL	0	1,104		38.60	42,619	
PAT	PATIO	0	460		7.72	3,552	
WDK	WOOD DECK	0	380		21.54	8,184	
Ttl Gross Liv / Lease Area		1,184	3,128	1,536		237,183	

