

Property Location 18 KRONVALL LN		Map ID 5/ 55/ 13/ /		Bldg Name		State Use 101	
Vision ID 6387		Account # 6484		Bldg # 1		Print Date 11-04-2020 11:48:56	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW
YEOMANS BRIAN R 18 KRONVALL LN EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	
	TOPO WET	EASEMENT	TRAFFIC	CORNER		RESIDNTL.	101	271100	271,100	
						RES LAND	101	122200	122,200	
	DRAINAGE		VIEW	COMMUNITY		RESIDNTL.	101	3000	3,000	
SUPPLEMENTAL DATA					Total				396,300	396,300
GIS ID F_376300_2849506		Mailed		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
YEOMANS BRIAN R ED SPEIGHT & CO INC, SPEIGHT EDWARD T TRUSTEE OF, GRIGGS	11899	0169	10-03-2001	U	V	85,000	1B 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	11751	0559	07-13-2001	U	V	60,000		2020	101	259,800	2019	101	252,700	2018	101	233,700
	9089	0317	03-24-1995	U	V	475,000			101	122,200		101	118,500		101	118,500
	0000	0000		U		0			101	3,000		101	3,000		101	3,000
Total								385000		Total		374200		Total		355200

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						APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)		271,100
0001						101		NV		Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		3,000
										Appraised Land Value (Bldg)		122,200
										Special Land Value		0
										Total Appraised Parcel Value		396,300
										Valuation Method		C
										Adjustment		
										Net Total Appraised Parcel Value		396,300

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	
201802979	10-12-2018	25	WINDOWS	6,170	06-03-2019	100	06-03-2019	6 REPLACEMENT 24X15 ABOVE GRO ACCESSORY BLDG	07-30-2019			334	2	MEASURED	
207	07-18-2011	11	POOL	13,000					06-03-2019				400	15	PERMIT VISIT
100	04-23-2002	10	SHED	1,000					04-13-2012				317	15	PERMIT VISIT
126	06-01-2001	2	DWELLING	87,000					01-02-2003				274	15	PERMIT VISIT
									11-30-2001			105	2	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	RB				16,533 SF	5.28	1.400	9	LAND	1.00	NV	1.00			0		1.000	7.39	122,200		
Total Card Land Units							0.380	AC	Parcel Total Land Area: 0.3795							Total Land Value							122,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	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		87.83	
Interior Floor 1	4	CARPET	RCN		304,567	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		2001	
Heat Type	1	FORCED H/A	Effective Year Built		2007	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		11	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		89	
Extra Kitchens	0		RCNLD		271,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		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	160	7.48	2002	70	0.00	GD	A	1.00	800
08	POOLA-O			L	24	69.00	2011	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	156	9.20	2012	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,090		22.08	24,065	
FFL	1ST FLOOR	1,101	1,101		110.39	121,540	
GAR	GARAGE	0	528		44.11	23,292	
HST	HALF STORY	432	864		55.20	47,689	
OPF	OPEN PORCH	0	116		11.42	1,325	
SFL	2ND FLOOR	754	754		110.39	83,234	
WDK	WOOD DECK	0	224		15.28	3,422	
Ttl Gross Liv / Lease Area		2,287	4,677	2,759		304,567	

