

Property Location

4 BALMORAL DR

Map ID

75/ 71/ 16/ /

Bldg Name

State Use

101

Vision ID

6453

Account #

6555

Bldg #

1

Sec #

1 of 1

Card #

1 of 2

Print Date

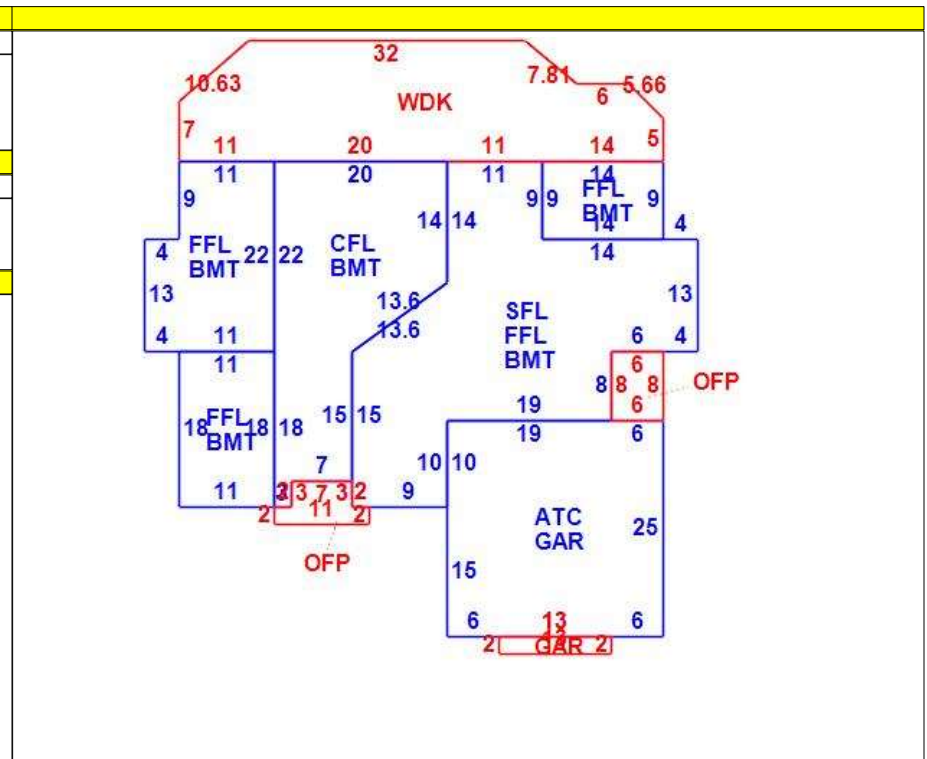
11-04-2020 11:58:49

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW						
KAPLAN MICHAEL G TR 4 BALMORAL DR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed							
										RESIDNTL.	101	588100	588,100							
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	141700	141,700							
										RESIDNTL.	101	24800	24,800							
										Total				754,600	754,600					
SUPPLEMENTAL DATA																				
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received										
Mailed										NIA										
										Field 8										
										Field 9										
										Field 10										
GIS ID		F_392007_2850825								Assoc Pid#										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
KAPLAN MICHAEL G TR KULENOK,VLADIMR APPLE LAND,DEVELOPMENT INC ROLLINS,ROBERT H ROLLINS,ROBERT H		17309 0304		05-21-2008		U I				815,000		1P		Year	Code	Assessed	Year	Code	Assessed	
		12304 0142		04-17-2002		U V				94,900		1F		2020	101	571,800	2019	101	555,300	
		11956 0104		10-31-2001		U V				1					101	141,700		101	137,700	
		11632 0459		05-10-2001		U V				453,000		1			101	24,800		101	24,800	
		0000 0000				U				0										
														Total		738300	Total	717800	Total	708200
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												
0001						101		NV												
NOTES																				
SUB DIV 875																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201203221	10-03-2012	GEN	GENERATOR	23,600				LARGE GENERATO	06-29-2019			334	3	MEAS+INSPCTD						
341	10-26-2004	3	GARAGE	80,000				TO INCLUDE POOL	05-28-2013			317	15	PERMIT VISIT						
181	07-09-2004	11	POOL	15,000					08-21-2009			375	11	ENTRY DENIED						
154	06-10-2002	2	DWELLING	180,000				OC 6/24/2003	04-13-2006			311	13	MISSED APPT						
									01-30-2006			311	15	PERMIT VISIT						
									01-13-2005			311	15	PERMIT VISIT						
									02-10-2004			311	14	INSPECTED						
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	1.400	9	LAND	1.00	NV	1.00			0	1.000	3.35	134,000
1	101	ONE FAM	RA				1.220 AC	7,000	1.000	0		0.90	NV	1.00	SHP1		0	1.000	6,300	7,700
Total Card Land Units							2.138 AC	Parcel Total Land Area: 2.1383							Total Land Value					141,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2	4	VINYL	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		75.17
Interior Floor 1	3	HARDWOOD	RCN		492,009
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
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	V	V GOOD	Overall % Condition		90
Extra Kitchens	0		RCNLD		442,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1013		Dep Ovr Comment		
FBM Quality	3		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	80	7.48	2004	70	0.00	GD	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	800	29.00	2004	70	0.00	GD	V	1.50	24,400
GEN	GENERATO		B		1	0.00	2009	90	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	156	625		32.01	20,003	
BMT	BASEMENT	0	2,025		25.65	51,932	
CFL	CATHEDRAL CE	537	537		132.05	70,910	
FFL	1ST FLOOR	1,488	1,488		128.23	190,803	
GAR	GARAGE	0	651		51.21	33,339	
OPF	OPEN PORCH	0	91		12.68	1,154	
SFL	2ND FLOOR	870	870		128.23	111,558	
WDK	WOOD DECK	0	683		18.02	12,310	
Ttl Gross Liv / Lease Area		3,051	6,970	3,837		492,009	



State Use 101
Print Date 11-04-2020 11:58:51

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
KAPLAN MICHAEL G TR 4 BALMORAL DR EAST LONGMEADOW MA 01028 GIS ID F_392007_2850825												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	588100		588,100						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	141700		141,700						
												RESIDNTL.		101	24800		24,800						
				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		754,600		754,600					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
KAPLAN MICHAEL G TR KULENOK,VLADIMR APPLE LAND,DEVELOPMENT INC ROLLINS,ROBERT H ROLLINS,ROBERT H				17309	0304	05-21-2008	U	I	815,000		1P 1F 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				12304	0142	04-17-2002	U	V	94,900			2020	101	571,800	2019	101	555,300	2018	101	545,700			
				11956	0104	10-31-2001	U	V	1			101	141,700	101	137,700	101	137,700						
				11632	0459	05-10-2001	U	V	453,000			101	24,800	101	24,800	101	24,800						
				0000	0000		U	0			Total	738300	Total	717800	Total	708200							
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 Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value											
Nbhd		Nbhd Name			B			Tracing			Batch												
0001								101			NV												
NOTES																							
SUB DIV 875																							
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						
												06-29-2019			334	3	MEAS+INSPCTD						
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	
2	101	ONE FAM	RA				0	SF	0	1.400	9	LAND	1.00	NV	1.00			0		1.000	0	0	
Total Card Land Units							0.000	AC	Parcel Total Land Area: 2.1383							Total Land Value							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	GARAGE/APT	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	B+	GOOD (+)	#Heat Sys		
Stories	2.00	2 STORY	Units	1	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	8	BRICK VENR	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		62.67
Interior Floor 1	6	CERAMIC TL	RCN		161,395
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	1		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	0		Functional Obsol		
Total Rooms	0		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		90
Extra Kitchens	0		RCNLD		145,300
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
CRL	CRAWL	0	467		4.88	2,277	
FFL	1ST FLOOR	467	467		99.02	46,240	
GAR	GARAGE	0	559		39.68	22,179	
OFP	OPEN PORCH	0	200		9.90	1,980	
PAT	PATIO	0	200		4.95	990	
SFL	2ND FLOOR	467	467		99.02	46,240	
TQS	3/4 STORY	419	559		74.22	41,487	
Ttl Gross Liv / Lease Area		1,353	2,919	1,630		161,395	

