

Property Location		52 FAVORITE LN		Map ID		55/ 23/ 7/ 1		Bldg Name		State Use 101	
Vision ID		6460		Account #		6562		Bldg #		1	
								Sec #		1 of 1	
								Card #		1 of 1	
										Print Date 11-04-2020 11:59:59	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
KENNEDY KEVIN J KENNEDY JEANNE M E 52 FAVORITE LANE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	474400	474,400		
						RES LAND	101	167800	167,800		
						RESIDNTL.	101	29700	29,700		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID		F_387067_2841784				Total		671,900		671,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KENNEDY KEVIN J MOUNTAINVIEW BUILDERS INC, FAVORITA REALTY ILLC, MCMAHON GARY D		12716	0201	11-06-2002	U	I	506,887	1P 1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12277	0202	04-18-2002	U	V	135,000		2020	101	449,600	2019	101	437,200	2018	101	450,200
		10691	0050	03-19-1999	U	V	1		101	167,800	101	163,000	101	163,000			
		0000	0000		U		0		101	29,700	101	29,700	101	29,700			
		Total						647100		Total		629900		Total		642900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
NS			

NOTES			
SUB DIV #792 SUB DIV 867 & 877			

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	
201402617	10-06-2014	91	INSULATION	3,023		0		20 X 40 POOL (INCL	07-02-2018			333	3	MEAS+INSPCTD	
107	05-18-2004	11	POOL	30,000					03-06-2009			317	3	MEAS+INSPCTD	
121	05-13-2002	2	DWELLING	300,000					01-10-2005			311	15	PERMIT VISIT	
									02-18-2004			311	3	MEAS+INSPCTD	
									02-05-2004			311	15	PERMIT VISIT	
									02-06-2003			274	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	RAA				40,000	SF	2.39	1.750	2	LAND	1.00	NS	1.00		0		1.000	4.18	167,200
1	101	ONE FAM	RAA				0.080	AC	7,000	1.000	0		1.00	NS	1.00		0		1.000	7,000	600
Total Card Land Units							0.998	AC	Parcel Total Land Area: 0.9983							Total Land Value					167,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	68.72	
Interior Floor 1	3	HARDWOOD	RCN	527,164	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2002	
Heat Type	1	FORCED H/A	Effective Year Built	2008	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %	10	
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	90	
Extra Kitchens	0		RCNLD	474,400	
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	1	YES	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
11	POOL I-V	OB	Outbuldi	L	800	29.00	2004	70	0.00	GD	G	1.25	20,300
24	POOL HSE			L	200	40.25	2006	70	0.00	GD	G	1.25	7,000
21	PAVILLION/C	OB	Outbuldi	L	180	15.00	2006	70	0.00	GD	G	1.25	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,154		20.02	43,113	
FFL	1ST FLOOR	2,154	2,154		100.03	215,467	
GAR	GARAGE	0	888		39.99	35,511	
HST	HALF STORY	675	1,350		50.02	67,521	
OPF	OPEN PORCH	0	70		10.00	700	
OSP	SCRN PORCH	0	168		14.89	2,501	
PAT	PATIO	0	294		5.10	1,500	
SFL	2ND FLOOR	1,608	1,608		100.03	160,850	
Ttl Gross Liv / Lease Area		4,437	8,686	5,270		527,164	

