

Property Location		5 BALMORAL DR		Map ID		88/ 50/ B3/ /		Bldg Name		State Use 101	
Vision ID		6610		Account #		6718		Bldg #		1	
								Sec #		1 of 1	
								Card #		1 of 1	
										Print Date 11-04-2020 12:21:58	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
KAFLE KRISHNA P LAMICHHANE SIRJANA 5 BALMORAL DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	393800	393,800		
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	140300	140,300		
		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		534,100	534,100
GIS ID		F_392590_2850898									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KAFLE KRISHNA P JONES GWILYM R & C BUILDERS LLC, ROLLINS,ROBERT H ROLLINS,ROBERT H		21786	0368	07-28-2017	Q	I	529,600	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		16766	0296	06-13-2007	U	I	550,000	1P	2020	101	377,700	2019	101	367,500	2018	101	363,700
		15998	0308	06-07-2006	U	V	270,000	1		101	140,300		101	136,300		101	136,300
		10311	0112	06-03-1998	U	I	1	1A									
		0000	0000		U	0		Total	518000		Total	503800		Total	500000		

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						APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 393,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 140,300 Special Land Value 0 Total Appraised Parcel Value 534,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 534,100									
Nbhd	Nbhd Name	B	Tracing	Batch											
0001			101	NV											

NOTES									
SUB DIV 875-SUB DIV 960									

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	
199	06-08-2006	2	DWELLING	260,000				SEE NOTES	06-25-2018			333	2	MEASURED	
									03-28-2008			317	15	PERMIT VISIT	
									03-28-2008			317	11	ENTRY DENIED	
									03-15-2007			311	15	PERMIT VISIT	
									03-15-2007			311	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	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				0.900	AC	7,000	1.000	0		1.00	NV	1.00		0		1.000	7,000	6,300		
Total Card Land Units							1.818	AC	Parcel Total Land Area: 1.8183							Total Land Value							140,300

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	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		76.40
Interior Floor 2	4	CARPET	RCN		428,044
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2006
AC Type	03	FULL	Effective Year Built		2010
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	8	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	92	
Extra Kitchen St			RCNLD	393,800	
FBM Sqft	696		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	
BMT	BASEMENT	0	1,392		22.70	31,598	
FFL	1ST FLOOR	1,392	1,392		113.66	158,215	
GAR	GARAGE	0	708		45.43	32,166	
OPF	OPEN PORCH	0	90		11.37	1,023	
SFL	2ND FLOOR	1,107	1,107		113.66	125,822	
TQS	3/4 STORY	675	900		85.25	76,721	
WDK	WOOD DECK	0	156		16.03	2,501	
Ttl Gross Liv / Lease Area		3,174	5,745	3,766		428,044	

