

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
BEZNOS MARA 4 KINGMAN AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	125000		125,000										
												RES LAND		101	91500		91,500										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600										
				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_376029_2853280												Total		217,100		217,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
BEZNOS MARA ALFANO JAMES J + LAURIE A MAJOR RAYMOND				08937 0517		09-09-1994		U		I		70,000		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				06712 0302		12-18-1987		U		I		92,100				2021		101	119,600	2020		101	113,100	2019		101	99,400
				06431 0193		03-27-1987		U		I		1				101		84,800	101		84,800	101		82,300			
				01927 0557		03-29-1948		U		I		0				101		600	101		600	101		600			
														Total		205,000		Total		198,500		Total		182,300			
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		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 125,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 91,500 Special Land Value 0 Total Appraised Parcel Value 217,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 217,100																	
0001						101		MA																			
NOTES																											
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		
99		05-01-2011		4		ADDITION		1,500								OFF GARAGE		08-01-2019					334	2	MEASURED		
205		06-21-2005		4		ADDITION		10,000								20` X 25` `OFF REA		02-10-2012					317	15	PERMIT VISIT		
95		04-01-1995		MN		Manual Note		700								DECK		11-28-2005					311	15	PERMIT VISIT		
34		03-01-1990		MN		Manual Note		2,000								ADDN		05-18-2004					319	14	INSPECTED		
176		07-01-1989		MN		Manual Note		3,500								POOLAG		04-06-2004					250	22	MAILER SENT		
143		05-01-1988		MN		Manual Note		250								ADDITION		04-01-2004					316	2	MEASURED		
																		12-12-1995					107	15	PERMIT VISIT		
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		RC				10,000	SF	9.15	1.000	5	LAND	1.00	MA	1.00					0		1.000	9.15	91,500		
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								91,500	

Property Location 4 KINGMAN AV
 Vision ID 3280 Account # 3333

Map ID 3B/ 21/ 748/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 8:20:14 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		103.09
Interior Floor 2			RCN		198,340
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	2		Depreciation Code		AG
Full Baths	1		Remodel Rating		03
Half Baths	0		Year Remodeled		2005
Extra Fixtures	0		Depreciation %		37
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		125,000
FBM Sqft	384		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
02	SHED/FR			L	120	7.48	1950	50	0.00	FR	A	1.00	400
40	LEAN-TO			L	48	5.75	1985	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		22.84	17,544	
FFL	1ST FLOOR	1,460	1,460		113.92	166,328	
GAR	GARAGE	0	313		45.50	14,240	
OPF	OPEN PORCH	0	20		11.39	228	
Ttl Gross Liv / Lease Area		1,460	2,561	1,741		198,340	

