

State Use 101
Print Date 11/9/2021 8:12:58 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KENNEDY KEVIN J KENNEDY JEANNE M E 52 FAVORITE LANE EAST LONGMEADOW MA 01028 GIS ID F_387067_2841784												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		495100		495,100															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		181400		181,400															
												RESIDNTL.		101		29700		29,700															
				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		706,200		706,200																	
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		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				12277 0202		04-18-2002		U		V		135,000		1F		2021		101		474,400		2020		101		449,600		2019		101		437,200	
				10691 0050		03-19-1999		U		V		1						101		167,800				101		167,800				101		163,000	
				00000 0000						U		0								29,700				101		29,700				101		29,700	
				Total		0.00												Total		671,900		Total		647,100		Total		629,900					
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																	
																		APPRaised VALUE SUMMARY															
																		Appraised BLDG. Value (Card)										495,100					
																		Appraised Xf (B) Value (Bldg)										0					
																		Appraised Ob (B) Value (Bldg)										29,700					
																		Appraised Land Value (Bldg)										181,400					
																		Special Land Value										0					
																		Total Appraised Parcel Value										706,200					
																		Valuation Method										C					
																		Adjustment															
																		Net Total Appraised Parcel Value										706,200					
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	2.58	1.750	2	LAND	1.00	NS	1.00			0				1.000	4.52	180,800							
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								1.00		AC	Parcel Total Land Area:				1.00				Total Land Value								181,400						

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	72.15	
Interior Floor 2	4	CARPET	RCN	550,121	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2002	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
Total Rooms	9		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	495,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	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	Outbuildi	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		20.89	44,991	
FFL	1ST FLOOR	2,154	2,154		104.39	224,850	
GAR	GARAGE	0	888		41.73	37,057	
HST	HALF STORY	675	1,350		52.19	70,461	
OPF	OPEN PORCH	0	70		10.44	731	
OSP	SCRN PORCH	0	168		15.53	2,610	
PAT	PATIO	0	294		5.33	1,566	
SFL	2ND FLOOR	1,608	1,608		104.39	167,855	
Ttl Gross Liv / Lease Area		4,437	8,686	5,270		550,121	

