Property Location 5 KINGMAN AV | Map ID 3B/ 20/ 753/ / | Bldg Name | State Use 101
Vision ID 3279 | Account # 3332 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 7:05:39 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KELLIHER CHRISTOPHER J LE				
KELLIHER JUDITH P LE	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
5 KINGMAN AV				
	DRAINAGE		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375895_2853230

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	153600	153,600
RES LAND	101	102200	102,200
RESIDNTL.	101	14700	14,700
Total		270,500	270,500

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KELLIHER CHRISTOPHER J LE	23129	0360	03-16-2020	U	I	100	1A
KELLIHER CHRISTOPHER J	18015	0193	10-05-2009	U	I	221,000	
TROVATO VINCENZO,	08948	0583	09-23-1994	U	I	1	1A
TROVATO VINCENZO + GIOVAN	07843	0003	10-30-1991	U	I	110,750	
ABAD FRANCIS F	06777	0552	03-14-1988	U	I	123,500	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	138,700	2021	101	133,000	2020	101	127,900
	101	92,800		101	85,900		101	85,900
	101	14,700		101	14,700		101	14,700
	Total	246,200		Total	233,600		Total	228,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	153,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,700
Appraised Land Value (Bldg)	102,200
Special Land Value	0
Total Appraised Parcel Value	270,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	270,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201502703	10-05-2015	12	REROOF	6,900	05-27-2016	100	05-27-2016	
201402393	09-03-2014	3	GARAGE	20,000	03-19-2015	100	03-19-2015	24' X 30'
46	01-01-1984	MN	Manual Note					KITCH ADD

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-27-2016			317	15	PERMIT VISIT
03-19-2015			317	15	PERMIT VISIT
12-18-2009			317	3	MEAS+INSPCTD
04-01-2004			316	3	MEAS+INSPCTD
05-13-1992			131	14	INSPECTED
05-06-1992			107	22	MAILER SENT
09-05-1990			131	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	RC				13,000	SF	7.86	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.86	102,200
Total Card Land Units							0.30	AC	Parcel Total Land Area:			0.30										Total Land Value	102,200

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	480	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

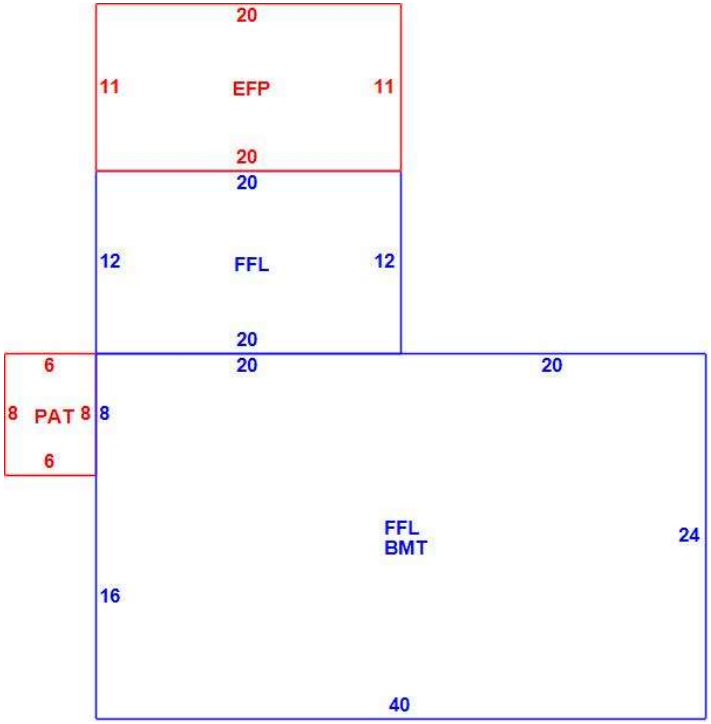
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	126.13
RCN	216,400
Net Other Adj	
Year Built	1972
Effective Year Built	1992
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	71
RCNLD	153,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	1972	60	0.00	AV	A	1.00	500
03	GARAGE	OB	Outbuildi	L	720	28.18	2014	70	0.00	GD	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		28.78	27,626
EFP	ENCL PORCH	0	220		71.94	15,827
FFL	1ST FLOOR	1,200	1,200		143.88	172,660
PAT	PATIO	0	48		6.00	288
	Ttl Gross Liv / Lease Area	1,200	2,428			216,400