

Property Location		4 BALMORAL DR		Map ID		75/ 71/ 16/ /		Bldg Name		State Use 101	
Vision ID		6453		Account #		6555		Bldg # 1		Print Date 12-13-2022 11:51:56	
Sec # 1 of 1		Card # 1 of 2									

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
KAPLAN MICHAEL G TR 4 BALMORAL DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	668800	668,800		
						RES LAND	101	149700	149,700		
						RESIDNTL.	101	24800	24,800		
		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_392007_2850825				Total		843,300	843,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KAPLAN MICHAEL G TR		17309	0304	05-21-2008	U	I	815,000	1P 1F 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KULENOK,VLADIMR		12304	0142	04-17-2002	U	V	94,900		2022	101	606,900	2021	101	588,100	2020	101	571,800
APPLE LAND,DEVELOPMENT INC		11956	0104	10-31-2001	U	V	1			101	152,100		101	141,700		101	141,700
ROLLINS,ROBERT H		11632	0459	05-10-2001	U	V	453,000			101	24,800		101	24,800		101	24,800
ROLLINS,ROBERT H		00000	0000		U		0		Total		783,800	Total		754,600	Total		738,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 510,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 24,800 Appraised Land Value (Bldg) 149,700 Special Land Value 0 Total Appraised Parcel Value 843,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 843,300									
Total			0.00															

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		NV	

NOTES									
SUB DIV 875									

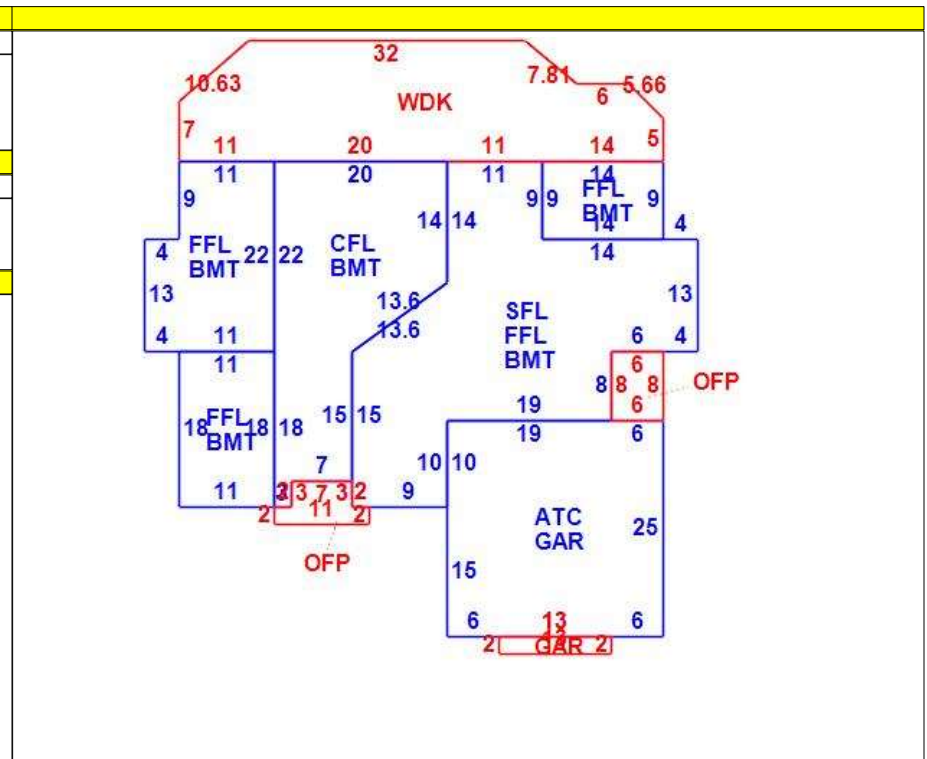
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result	
201203221	10-03-2012	GEN	GENERATOR	23,600				LARGE GENERATO TO INCLUDE POOL OC 6/24/2003	06-29-2019			334	3	MEAS+INSPCTD	
341	10-26-2004	3	GARAGE	80,000					05-28-2013			317	15	PERMIT VISIT	
181	07-09-2004	11	POOL	15,000					08-21-2009			375	11	ENTRY DENIED	
154	06-10-2002	2	DWELLING	180,000					04-13-2006			311	13	MISSED APPT	
									01-30-2006			311	15	PERMIT VISIT	
									01-13-2005			311	15	PERMIT VISIT	
									02-10-2004			311	14	INSPECTED	

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	2.84	1.250	9	LAND	1.00	NV	1.00	SHP1		0		1.000	3.55	142,000	
1	101	ONE FAM	RA				1.220	AC	7,000.00	1.000	0		0.90	NV	1.00			0		1.000	6,300	7,700	
Total Card Land Units							2.14	AC	Parcel Total Land Area: 2.14							Total Land Value							149,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2	4	VINYL	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		87.77
Interior Floor 1	3	HARDWOOD	RCN		567,328
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		90
Extra Kitchens	0		RCNLD		510,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1013		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
02	SHED/FR			L	80	7.48	2004	70	0.00	GD	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	800	29.00	2004	70	0.00	GD	V	1.50	24,400
GEN	GENERATO		B		1	0.00	2009	90	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	156	625		36.51	22,822	
BMT	BASEMENT	0	2,025		29.26	59,249	
CFL	CATHEDRAL CE	537	537		150.65	80,901	
FFL	1ST FLOOR	1,488	1,488		146.29	217,685	
GAR	GARAGE	0	651		58.43	38,036	
OPF	OPEN PORCH	0	91		14.47	1,317	
SFL	2ND FLOOR	870	870		146.29	127,276	
WDK	WOOD DECK	0	683		29.34	20,042	
Ttl Gross Liv / Lease Area		3,051	6,970			567,328	



4 BALMORAL DR

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						RES LAND	101	149700	149,700											
						RESIDNTL.	101	24800	24,800											
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		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_392007_2850825						Total				843,300		843,300								
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		12304	0142	04-17-2002	U	V	94,900		2022	101	606,900	2021	101	588,100	2020	101	571,800			
		11956	0104	10-31-2001	U	V	1			101	152,100		101	141,700		101	141,700			
		11632	0459	05-10-2001	U	V	453,000			101	24,800		101	24,800		101	24,800			
		00000	0000		U	0		Total	783,800		Total	754,600		Total	738,300					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int		
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 158,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 24,800 Appraised Land Value (Bldg) 149,700 Special Land Value 0 Total Appraised Parcel Value 843,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 843,300											
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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						
									06-29-2019			334	3	MEAS+INSPCTD						
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
2	101	ONE FAM	RA				0 SF	0.00	1.250	9	LAND	1.00	NV	1.00		0		1.000	0	0
Total Card Land Units							0.00	AC	Parcel Total Land Area: 2.14				Total Land Value							0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	GARAGE/APT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys		
Stories	2.00	2 STORY	Units	1	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	6	CERAMIC TL	Adj Base Rate	69.64	
Interior Floor 2			RCN	175,824	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	1		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
Total Rooms	0		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	90	
Extra Kitchen St			RCNLD	158,200	
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
CRL	CRAWL	0	467		5.31	2,481
FFL	1ST FLOOR	467	467		107.87	50,374
GAR	GARAGE	0	559		43.22	24,162
OFP	OPEN PORCH	0	200		10.79	2,157
PAT	PATIO	0	200		5.39	1,079
SFL	2ND FLOOR	467	467		107.87	50,374
TQS	3/4 STORY	419	559		80.85	45,196
Ttl Gross Liv / Lease Area		1,353	2,919			175,824

