

Property Location

22 KINGMAN AV

Map ID

3B/ 24/ 740/ /

Bldg Name

State Use

101

Vision ID

3283

Account #

3336

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:19:37 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW													
COSTA VINCENT J COSTA LINDA M 22 KINGMAN AV EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed															
										RESIDNTL.		101		191200		191,200															
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		109700		109,700															
										RESIDNTL.		101		3200		3,200															
		SUPPLEMENTAL DATA																													
		Alt Prcl ID				Received																									
		SP Permit				NIA																									
		Chapter Land				Field 8																									
		OC Dates				Field 9																									
		In+Ex FY				Field 10																									
GIS ID		F_376063_2852994				Mailed				Assoc Pid#				Total				304,100		304,100											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
COSTA VINCENT J COSTA VINCENT J		23621 05584		0087 0502		12-30-2020 03-26-1984		U U		I I		100 0		1F 1A		Year		Code		Assessed		Year		Code		Assessed					
														2023		101		178,600		2022		101		154,100		2021		101		148,300	
																101		99,700				101		90,600		101		83,900			
																		101		2,200				101		2,200		101		2,200	
																Total		280,500		Total		246,900		Total		234,400					
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																													
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY															
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)										191,200							
0001						101				MA				Appraised Xf (B) Value (Bldg)										0							
																Appraised Ob (B) Value (Bldg)										3,200					
																Appraised Land Value (Bldg)										109,700					
																Special Land Value										0					
																Total Appraised Parcel Value										304,100					
																Valuation Method										C					
																Adjustment															
																Net Total Appraised Parcel Value										304,100					
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																	
B-23-18	01-10-2023	62	SOLAR	63,000	05-23-2023	100	02-21-2023	EXPIRED 4/4/23 BOW DWELLING	05-23-2023			400	15	PERMIT VISIT																	
202101645	05-05-2021	25	WINDOWS	26,894	06-13-2022	100	06-13-2022		08-01-2019			334	2	MEASURED																	
201102975	11-28-2011	25	WINDOWS	8,800					04-13-2012			317	15	PERMIT VISIT																	
89	01-01-1984	MN	Manual Note						05-27-2004			319	14	INSPECTED																	
									04-06-2004			AO	22	MAILER SENT																	
								04-01-2004			316	2	MEASURED																		
								05-28-1992			131	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	RC				7,500 SF	14.62	1.000	5	LAND	1.00	MA	1.00			0		1.000	14.62	109,700										
Total Card Land Units							0.17	AC	Parcel Total Land Area:							0.17	Total Land Value							109,700							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
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		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		139.76	
Interior Floor 1	3	HARDWOOD	RCN		245,172	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	3	ELECTRIC	Year Built		1984	
Heat Type	6	ELECTRC BB	Effective Year Built		1999	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		22	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		78	
Extra Kitchens	0		RCNLD		191,200	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	536		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	0		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	240	12.00	1998	70	0.00	GD	A	1.00	2,000
19	PATIO			L	120	8.00	1998	70	0.00	GD	A	1.00	700
40	LEAN-TO			L	96	8.00	1998	70	0.00	GD	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	78	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,152	1,152		165.32	190,450	
LLV	LOWR LEVEL	0	1,072		41.33	44,306	
WDK	WOOD DECK	0	317		32.86	10,415	
Ttl Gross Liv / Lease Area		1,152	2,541			245,172	

