Property Location 26 KINGMAN AV | Map ID 3B/ 25/ 737/ / | Bldg Name | State Use 101
Vision ID 3284 | Account # 3337 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 1:19:48 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
ORZINO MEGAN M				
ORZINO JULIE A	TOPO WET	EASEMENT	TRAFFIC	CORNER
26 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_376071_2852920

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	155400	155,400
RES LAND	101	109700	109,700
RESIDNTL.	101	2100	2,100
Total		267,200	267,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ORZINO MEGAN M	23360	0158	08-12-2020	Q	I	230,000	00
FARRELL JAMES	21067	0299	02-18-2016	Q	I	130,000	00
MOLINARI PATRICIA J HEIRS + DEV OF	02405	0276	07-29-1955	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	142,800	2022	101	128,300	2021	101	123,100
	101	99,700		101	90,600		101	83,900
	101	1,500		101	900		101	900
	Total	244,000		Total	219,800		Total	207,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	155,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	109,700
Special Land Value	0
Total Appraised Parcel Value	267,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	267,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202102290	07-09-2021	11	POOL	4,363	06-16-2022	100	06-16-2022	12x54 abve grnd poo
202100669	03-02-2021	91	INSULATION	5,868		0		

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-16-2022			334	15	PERMIT VISIT
08-01-2019			334	2	MEASURED
01-23-2017			317	16	FIELDREV CHG
05-19-2004			319	14	INSPECTED
04-05-2004			316	2	MEASURED
07-22-1992			131	14	INSPECTED
05-06-1992			107	22	MAILER SENT

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

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	2	CONC BLOCK
Exterior Wall 1	1	WOOD SHING
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	G	GOOD
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	2	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

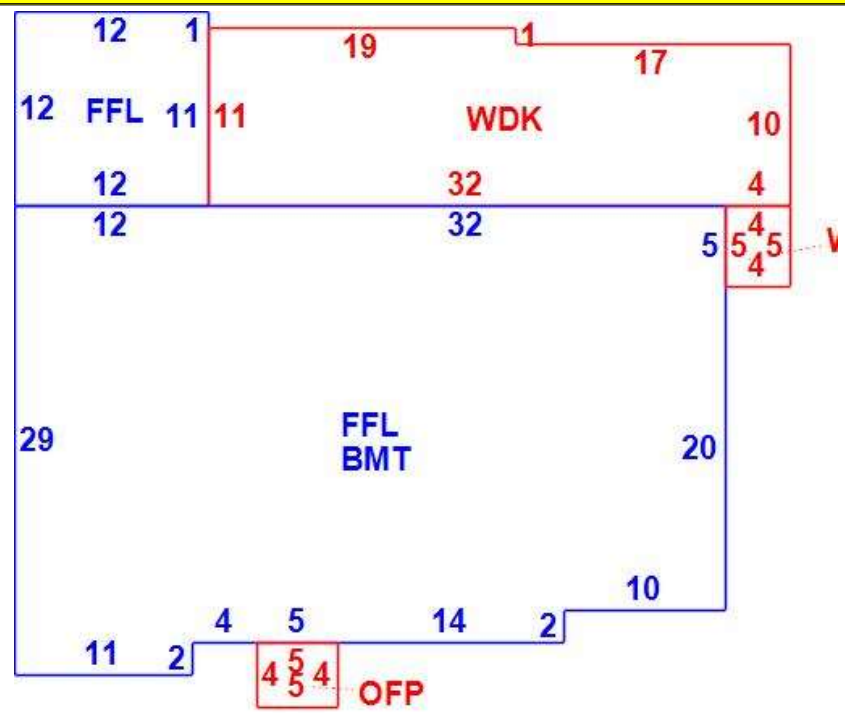
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage	1	
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	130.00
RCN	246,588
Net Other Adj	
Year Built	1958
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	155,400
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	140	12.00	1995	60	0.00	AV	A	1.00	1,000
19	PATIO			L	100	8.00	2018	60	0.00	AV	A	1.00	500
07	POOL A-C	OB	Outbuildi	L	12	69.00	2022	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,190		29.82	35,482
FFL	1ST FLOOR	1,334	1,334		149.09	198,881
OFP	OPEN PORCH	0	20		14.91	298
WDK	WOOD DECK	0	399		29.89	11,927
	Ttl Gross Liv / Lease Area	1,334	2,943			246,588