

Property Location		73 PILGRIM RD		Map ID		49/ 96/ 2/ /		Bldg Name		State Use 101	
Vision ID		3998		Account #		4064		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 3:22:43 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
KENNEDY BRIAN M KENNEDY CAROL B 73 PILGRIM RD EAST LONGMEADOW MA 01028 GIS ID F_387026_2853361						Description	Code	Appraised	Assessed		
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	334500	334,500			
					RES LAND	101	154700	154,700			
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	1200	1,200			
SUPPLEMENTAL DATA						Total				490,400	490,400
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KENNEDY BRIAN M GIRARD FRED STEVEN	06480	0012	05-08-1987	U	I	185,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	06191	0064	08-14-1986	U	V	44,000		2023	101	307,600	2022	101	282,100	2021	101	270,700	
	05787	0327	04-02-1985	U	I	0		101	140,100	101	126,200	101	117,100				
								101	1,200	101	1,200	101	1,200				
Total								448,900		Total		409,500		Total		389,000	

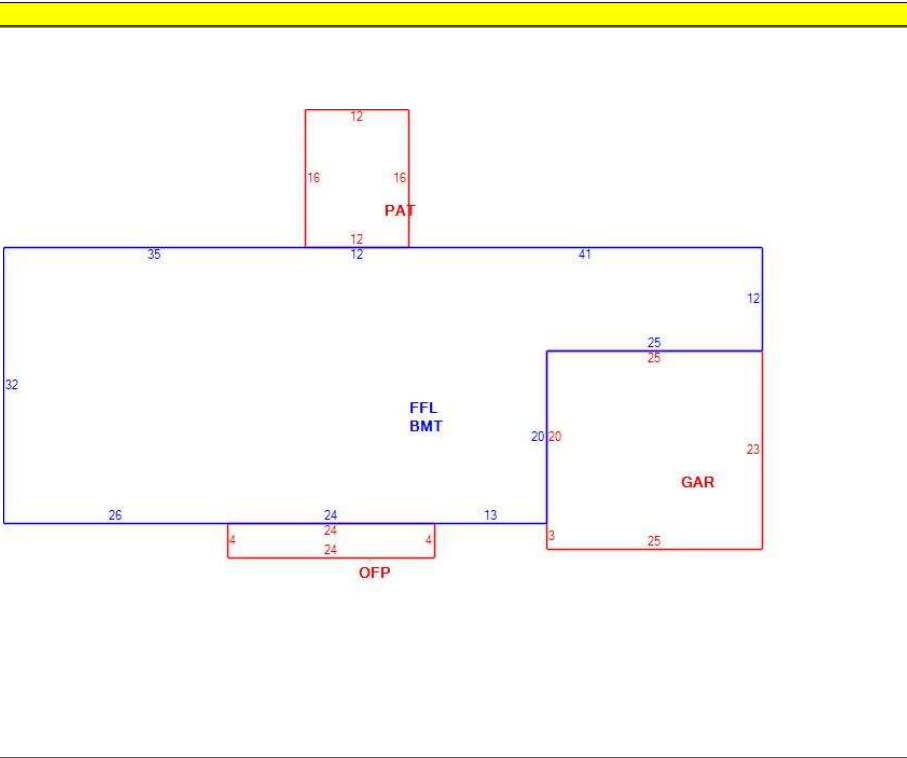
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int	
									APPRAISED VALUE SUMMARY								
Total																	
ASSESSING NEIGHBORHOOD				Appraised BLDG. Value (Card) 334,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 154,700 Special Land Value 0 Total Appraised Parcel Value 490,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 490,400													
Nbhd		Nbhd Name										Tracing		Batch			
0001												101		NG			
NOTES																	
												VISIT / CHANGE HISTORY					
												Permit Id	Issue Date	Type	Description	Amount	Insp Date
B-23-36	01-19-2023	25	WINDOWS	27,901	05-09-2023	100	04-28-2023	5 WINDOWS & 1 PA	05-09-2023				425	15	PERMIT VISIT		
202103278	11-23-2021	12	REROOF	22,000	06-13-2022	100	06-13-2022	SFR	06-25-2018				333	2	MEASURED		
230	01-01-1986	MN	Manual Note						03-02-2010					316	14	INSPECTED	
									08-15-2002					274	14	INSPECTED	
									07-30-2002					250	22	MAILER SENT	
									07-30-2002					274	2	MEASURED	
									02-28-1992				131	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	
1	101	ONE FAM	RA				36,482 SF	3.39	1.250	8	LAND	1.00	NG	1.00			0		1.000	4.24	154,700
Total Card Land Units							0.84	AC	Parcel Total Land Area: 0.84							Total Land Value					154,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C+	AVG. (+)	#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	16	STONE VENR	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		111.54	
Interior Floor 1	4	CARPET	RCN		423,397	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1986	
Heat Type	1	FORCED H/A	Effective Year Built		2000	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		21	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		79	
Extra Kitchens	0		RCNLD		334,500	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	1158		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	2		Misc Imp Ovr Comment			
WS Flues	0		Cost to Cure Ovr			
Central Vac	1	YES	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
28	B-BALL C			L	1	0.00	1996	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,316		27.94	64,719	
FFL	1ST FLOOR	2,316	2,316		139.78	323,733	
GAR	GARAGE	0	575		55.91	32,150	
OPF	OPEN PORCH	0	96		14.56	1,398	
PAT	PATIO	0	192		7.28	1,398	
Ttl Gross Liv / Lease Area		2,316	5,495			423,397	



73 PILGRIM RD