

Property Location 11 LORI LN

Vision ID 5021

Account # 5098

Map ID 7/ 24/ 23/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11/14/2023 8:53:31 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KUHN CHRISTOPHER 11 LORI LN EAST LONGMEADOW MA 01028 GIS ID F_376800_2847188	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
					RESIDNTL.	101	140600	140,600													
					RES LAND	101	113300	113,300													
					RESIDNTL.	101	2400	2,400													
SUPPLEMENTAL DATA					Total				256,300	256,300											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KUHN CHRISTOPHER GEARY LISA M, GEARY DANIEL M + LISA M, BLAIR RACHEL E	31508	LC	02-27-2004	U	I	179,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	LC-03	0000	12-31-2002	U	I	1		2023	101	129,200	2022	101	116,100	2021	101	111,400					
	LC02-	0000	01-17-1992	U	I	108,000		101	103,000	101	93,500	101	86,600								
	LC00	0000	06-29-1966	U	I	0		101	1,800	101	1,800	101	1,800								
Total								234,000	Total	211,400	Total	199,800									
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPAISED VALUE SUMMARY Appraised BLDG. Value (Card) 140,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,400 Appraised Land Value (Bldg) 113,300 Special Land Value 0 Total Appraised Parcel Value 256,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 256,300													
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int				
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
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							
201602875	11-21-2016	62	SOLAR	10,494	03-16-2017	100	03-16-2017	15` X 25` ABOVE G DECKSLIDER	03-16-2017			317	15	PERMIT VISIT							
201501318	09-08-2015	62	SOLAR	26,000	05-06-2016	100	05-06-2016		05-06-2016			317	15	PERMIT VISIT							
97	04-26-2007	11	POOL	3,500					12-26-2007			317	15	PERMIT VISIT							
137	06-01-1994	MN	Manual Note	4,080					03-23-2004			317	2	MEASURED							
									01-13-1995			107	15	PERMIT VISIT							
								04-01-1992			107	22	MAILER SENT								
								05-19-1980			500	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	RB				15,060 SF	7.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.52	113,300
Total Card Land Units							0.35	AC	Parcel Total Land Area:				0.35	Total Land Value							113,300

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate	145.65	
Interior Floor 2			RCN	223,133	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1966	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	140,600	
FBM Sqft	728		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	96	12.00	1994	60	0.00	AV	A	1.00	700
01	SHED/MTL			L	80	10.00	2005	60	0.00	AV	A	1.00	500
08	POOL A-O			L	24	69.00	2007	70	0.00	GD	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		33.28	34,610	
FFL	1ST FLOOR	1,062	1,062		166.39	176,709	
OFF	OPEN PORCH	0	72		16.18	1,165	
WDK	WOOD DECK	0	320		33.28	10,649	
Ttl Gross Liv / Lease Area		1,062	2,494			223,133	

