

Property Location		10 KRONVALL LN		Map ID		5/ 53/ 11/ /		Bldg Name		State Use 101	
Vision ID		6385		Account #		6482		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 12:49:37	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
PATEL MAYUR LE PATEL SUNITABEN M LE 10 KRONVALL LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	382200	382,200		
						RES LAND	101	141600	141,600		
		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_376509_2849460				Total		523,800		523,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PATEL MAYUR LE PATEL MAYUR MILANCZUK,JONATHAN SPEIGHT,ED & CO INC SPEIGHT EDWARD T TRUSTEE OF,		22785	0308	08-01-2019	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18002	0358	09-25-2009	U	I	399,000		2023	101	354,300	2022	101	318,500	2021	101	305,200
		12951	0289	02-18-2003	U	I	320,000			101	128,600		101	131,100		101	121,300
		12336	0416	05-21-2002	U	V	60,000	1B									
		09089	0317	03-24-1995	U	V	475,000	1	Total		482,900	Total		449,600	Total		426,500

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
0001			101											NV

NOTES										Appraised BLDG. Value (Card) 382,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 141,600 Special Land Value 0 Total Appraised Parcel Value 523,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 523,800									
SUB DIV #771 & #869																			
B-23-583 COMP 10/4/23																			

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-23-583	08-18-2023	8	RENOVATION	26,500		0		KITCHEN		05-09-2018			333	2	MEASURED				
201702479	09-01-2017	91	INSULATION	3,514		0				01-15-2010			317	3	MEAS+INSPCTD				
338	12-11-2002	4	ADDITION	9,000				FINISH 2ND FLOOR		07-16-2004			328	16	FIELDREV CHG				
120	05-13-2002	2	DWELLING	93,000				OC 12/30/2003		06-30-2004			328	16	FIELDREV CHG				
										02-13-2004			311	3	MEAS+INSPCTD				
										01-26-2004			311	15	PERMIT VISIT				
										03-11-2003			274	15	PERMIT VISIT				

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				15,206 SF	7.45	1.250	9	LAND	1.00	NV	1.00			0		1.000	9.31	141,600		
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value							141,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	3	HARDWOOD	Adj Base Rate	109.76	
Interior Floor 2			RCN	429,423	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	5		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	11	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	382,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	
BMT	BASEMENT	0	1,780		26.56	47,271	
FFL	1ST FLOOR	1,780	1,780		132.78	236,355	
GAR	GARAGE	0	528		53.06	28,017	
HST	HALF STORY	837	1,674		66.39	111,140	
WDK	WOOD DECK	0	252		26.35	6,639	
Ttl Gross Liv / Lease Area		2,617	6,014			429,423	

