

State Use 101
Print Date 11/22/2024 9:37:17 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
RUSHFORD CHRISTOPHER 167 KIBBE RD EAST LONGMEADOW MA 01028 GIS ID F_386773_2849500												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	297100		297,100											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	128200		128,200											
												RESIDNTL.		101	1700		1,700											
				SUPPLEMENTAL DATA																								
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
												Total		427,000		427,000												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
RUSHFORD CHRISTOPHER JESTER HAROLD D, JESTER HAROLD D				17411		0563		07-30-2008		U		I		339,900				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				09022		0214		12-21-1994		U		I				1		1F		2024	101	274,400	2023	101	251,800	2022	101	228,000
				05750		0225		01-23-1985		U		I				0		1A			101	128,200		101	117,800		101	107,400
																					101	1,700		101	1,000		101	1,000
												Total		404,300		Total		370,600		Total		336,400						
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 Appraised BLDG. Value (Card) 297,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 128,200 Special Land Value 0 Total Appraised Parcel Value 427,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 427,000										
Nbhd		Nbhd Name				Tracing				Batch																		
0001						101				MG																		
NOTES																												
SUB DIV 1015-4.092 AC TO 51-7-D																												
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				
140		06-01-1989		MN	Manual Note		8,000								ADDN		07-02-2018					333	2	MEASURED				
36		03-01-1989		MN	Manual Note		35,000								ADDITION		08-21-2009					375	3	MEAS+INSPCTD				
34		01-01-1985		MN	Manual Note										WOOD STOVE		06-06-2002					274	3	MEAS+INSPCTD				
																	03-09-1992					170	3	MEAS+INSPCTD				
																	04-18-1990					131	15	PERMIT VISIT				
																	12-15-1980					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	RA				40,000	SF	3.12	1.200	7	LAND	0.85	MG	1.00	SHP2		0	TRF1	0.9	1.000	2.87	114,800					
1	101	ONE FAM	RA				2.520	AC	7,000.00	1.000	0		0.76	MG	1.00	TOP3/ESM1		0			1.000	5,320	13,400					
Total Card Land Units							3.44	AC	Parcel Total Land Area: 3.44							Total Land Value 128,200												

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	06		COLONIAL			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage							
Stories	2.00		2 STORY			Units	1						
Foundation	2		CONC BLOCK			MIXED USE							
Exterior Wall 1	2		CLAPBOARD			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				120.43			
Interior Floor 1	3		HARDWOOD			RCN				424,360			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1960			
Heat Type	1		FORCED H/A			Effective Year Built				1991			
AC Type	02		PARTIAL			Depreciation Code				GD			
Bedrooms	5					Remodel Rating							
Full Baths	3					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	1					Functional Obsol							
Total Rooms	9					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				70			
Extra Kitchens	0					RCNLD				297,100			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	560					Dep Ovr Comment							
FBM Quality	3					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	1					Cost to Cure Ovr Comment							
WS Flues													
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	160	12.00	2000	70	0.00	GD	G	1.25	1,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,342		26.69		35,820		
CFL	CATHEDRAL CE					560	560		137.71		77,120		
FFL	1ST FLOOR					1,342	1,342		133.66		179,367		
LLV	LOWR LEVEL					0	560		33.41		18,712		
OPF	OPEN PORCH					0	287		13.51		3,876		
SFL	2ND FLOOR					753	753		133.66		100,643		
WDK	WOOD DECK					0	332		26.57		8,821		
Ttl Gross Liv / Lease Area						2,655	5,176				424,360		

