

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BERNIER NANCY M 12 KENSINGTON AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	211500			211,500											
												RES LAND		101	86900			86,900											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10000			10,000											
				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_376133_2854213										Total		308,400			308,400														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BERNIER NANCY M				04933 0016		04-24-1980		U I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
														2025	101	190,000	2024	101	182,400	2023	101	168,300							
															101	86,900		101	86,900		101	79,000							
															101	10,000		101	10,000		101	8,500							
Total		286,900		Total		279,300		Total		255,800																			
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																APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MF																					
NOTES																													
LOTS A+D																Appraised BLDG. Value (Card) 211,500													
																Appraised Xf (B) Value (Bldg) 0													
																Appraised Ob (B) Value (Bldg) 10,000													
																Appraised Land Value (Bldg) 86,900													
																Special Land Value 0													
																Total Appraised Parcel Value 308,400													
																Valuation Method C													
																Adjustment													
																Net Total Appraised Parcel Value 308,400													
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	
95		05-06-2004		11		POOL		15,000								12 X 25 INGRD		03-19-2024						334		2		MEASURED	
																		03-20-2018						333		16		FIELDREV CHG	
																		12-14-2004						311		15		PERMIT VISIT	
																		04-12-2004						311		3		MEAS+INSPCTD	
																		06-03-1980						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		RC				17,630 SF		6.49	0.760	3	LAND	1.00	MF	1.00			0			1.000	4.93	86,900					
Total Card Land Units								0.40	AC	Parcel Total Land Area: 0.40			Total Land Value										86,900						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	2	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK 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		159.84
Interior Floor 1	4	CARPET	RCN		341,116
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1978
Heat Type	3	FORCED H/W	Effective Year Built		1987
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		38
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	2		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		62
Extra Kitchens	0		RCNLD		211,500
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	695		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	1				

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	144	12.00	2002	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	130	12.00	2000	60	0.00	AV	A	1.00	900
11	POOL I-V	OB	Outbuildi	L	300	29.00	2004	60	0.00	AV	A	1.00	5,200
19	PATIO			L	600	8.00	2004	60	0.00	AV	A	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
CFL	CATHEDRAL CE	240	240		191.00	45,841	
FFL	1ST FLOOR	1,190	1,190		185.59	220,853	
LLV	LOWR LEVEL	0	1,150		46.48	53,450	
WDK	WOOD DECK	0	565		37.12	20,972	
Ttl Gross Liv / Lease Area		1,430	3,145			341,116	

