

Property Location: 39 MAYFAIR ST
Vision ID: 1291

Account #1326

MAP ID:23/ 64/ 108/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 12:04

CURRENT OWNER

TRANG NGUYEN

39 MAYFAIR ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

114,500

114,500

RES LAND

101

80,100

80,100

RESIDENTL.

101

700

700

Total

195,300

195,300

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

TRANG NGUYEN

13777/ 388

11/17/2003

U

I

195,000

ZHENG,QU

12618/ 440

08/15/2002

U

I

1

A

ZHENG,QU

10638/ 563

02/04/1999

U

I

1

A

CHENG,LUNG KOON & FITZGERALD EUGENE A +,

10538/ 237

11/23/1998

U

I

130,000

02689/ 0349

07/16/1959

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

111,400

2013

B

116,400

2012

B

121,200

2014

L

82,700

2013

L

82,700

2012

L

86,300

2014

O

700

2013

O

700

2012

O

700

Total:

194,800

Total:

199,800

Total:

208,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/26/2014

2

317

2

MEASURED

06/30/2004

16

328

16

FIELDREV CHG

03/31/2004

22

250

22

MAILER SENT

12/02/2003

2

274

2

MEASURED

05/16/1980

3

500

3

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RB

16,157

SF

4.96

1.0000

5

1.0000

1.00

MA

1.00

1.00

4.96

80,100

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

80,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	734		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			95.06
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			173,479
Heat Type	3		FORCED H/W	AYB			1959
AC Type	03		FULL	EYB			1980
Bedrooms	3			Dep Code			AG
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			34
Total Rooms	6			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			66
Basement Floor	12			Apprais Val			114,500
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	85	7.48	1970	G		FR	50	400
19	PATIO			L	121	5.75	1970	A		FR	50	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,048		19.05	19,962
FFL	1ST FLOOR	1,330	1,330		95.06	126,426
GAR	GARAGE	0	672		38.05	25,570
OFP	OPEN PORCH	0	164		9.27	1,521

Ttl. Gross Liv/Lease Area:	1,330	3,214	1,825		173,479
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