

Property Location: 55 MAPLEHURST AV

MAP ID: 14A/ 84/ 294/ /

Bldg Name:

State Use: 101

Vision ID: 363

Account #372

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/25/2014 23:41

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
FERRIS DAVID W FERRIS SUSAN B 55 MAPLEHURST AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value			
											RESIDENTL.		101						110,600		110,600			
											RES LAND		101						77,200		77,200			
											RESIDENTL.		101		1,200		1,200							
SUPPLEMENTAL DATA																								
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377575_2852952							Received Prior ID Owner Occ Y Final Area 1300 Current Ac. .16469 ASSOC PID#																	
Total											189,000							189,000						

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
FERRIS DAVID W FOCOSI RENATO FOCOSI RENATO				07252/ 0203 07124/ 0426 04578/ 0352		08/29/1989 03/27/1989 04/21/1978		U	I	125,000 1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2014	B	106,500		2013	B	107,100		2012	B	116,000	
													2014	L	79,600		2013	L	79,600		2012	L	83,100	
													2014	O	1,800		2013	O	1,800		2012	O	1,800	
													Total:		187,900		Total:		188,500		Total:		200,900	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)110,600 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)1,200 Appraised Land Value (Bldg)77,200 Special Land Value0 Total Appraised Parcel Value189,000 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value189,000											
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.	
Total:																							

ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing		Batch		
0001/A								101		MA		

NOTES									
94 BP NVC PURCHASED 174SF PARCEL B BOOK									
9369 PG 5561/23/96 SUB DIV#785									

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	
194		06/16/2005		11	POOL		4,000			0			15 FT ABV GRD		12/12/2005				311	15	PERMIT VISIT	
26		03/02/2004		20	WOOD STOVE		1,900			0			PELLET OC 4/13/2004		06/23/2005				274	14	INSPECTED	
113		05/24/1996		MN	Manual Note		500			0			DEMO GAR		05/06/2005				311	1	LEFT NOTICE	
290		11/20/1995		MN	Manual Note		9,000			0			GARAGE		12/17/2004				311	15	PERMIT VISIT	
2		01/01/1994		MN	Manual Note		800			0			FP.INSERT		12/20/1996				200	15	PERMIT VISIT	
22		01/01/1986		MN	Manual Note		0			0			REN BMT									

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		S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM		RC				7,174 SF	10.76	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	10.76	77,200

Total Card Land Units:				0.16	AC	Parcel Total Land Area:				0.16 AC	Total Land Value:										77,200
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft	910		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	20		COMP CLAP	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		93.49	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		170,145	
AC Type	01		NONE	AYB		1968	
Bedrooms	3			EYB		1979	
Full Baths	1			Dep Code		AV	
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %		35	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		65	
Bsmt Garage				Apprais Val		110,600	
Units	1			Dep % Ovr		0	
WS Flues	1			Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,300		18.70	24,306						
FFL	1ST FLOOR	1,300	1,300		93.49	121,532						
GAR	GARAGE	0	572		37.43	21,408						
OFP	OPEN PORCH	0	140		9.35	1,309						
PAT	PATIO	0	340		4.67	1,589						
Ttl. Gross Liv/Lease Area:		1,300	3,652	1,820		170,145						

