

Property Location: 91 SANFORD ST
Vision ID: 5924

Account #6006

MAP ID:89/ 10/ 6/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/29/2014 07:30

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
HALLETT WAYNE L PO BOX 1086 EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value	
						RESIDENTL.	101	210,500	210,500	
						RES LAND	101	104,000	104,000	
SUPPLEMENTAL DATA						RESIDENTL.	101	8,900	8,900	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_393832_2848526				Received Prior ID Owner Occ Y Final Area 2148 Current Ac. .64382 ASSOC PID#		Total		323,400	323,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HALLETT WAYNE L COBURN JOHN M + COBURN JOHN		09597/ 0094 6094/ 393 05845/ 0554	08/22/1996 05/23/1986 07/02/1985	U U U	I V I	239,900 1 0	A G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	216,500	2013	B	208,300	2012	B	205,700
								2014	L	107,700	2013	L	105,100	2012	L	99,300
								2014	O	10,800	2013	O	10,900	2012	O	11,100
								Total:			335,000	Total:	324,300	Total:	316,100	

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
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	NG

NOTES				
BAR SINK/ 2 SINKS IN MASTER BATH				

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		
201200605	02/15/2012	GEN	GENERATOR	9,000		0			07/11/2012			317	15	PERMIT VISIT		
255	01/01/1986	MN	Manual Note	0		0		IG POOL	07/07/2005			274	3	MEAS+INSPCTD		
96	01/01/1986	MN	Manual Note	0		0		SFR	01/26/2000			247	14	INSPECTED		
									11/30/1999			247	2	MEASURED		
									06/29/1992			200	3	MEAS+INSPCTD		

LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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				
																	Spec Use	Spec Calc							
1	101	ONE FAM	RA				28,045		2.99	1.2400	8	1.0000	1.00	NG	1.00				1.00	3.71	104,000				
Total Card Land Units:							0.64	AC	Parcel Total Land Area:							0.64	AC	Total Land Value:							104,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	C+		AVG. (+)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	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	4		CARPET	Adj. Base Rate:			90.33
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			247,686
AC Type	03		Full	AYB			1986
Bedrooms	3			EYB			1999
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	7			Dep %			15
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			85
Bsmt Garage				Apprais Val			210,500
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	2			Misc Imp Ovr Comment			
				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
11	POOL I-V	OB	Outbuilding	L	512	29.00	1986	A		AV	60	8,900
GEN	GENERATOR			B	0	0.00	1999	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,188		18.10	21,499
CFL	CATHEDRAL CE	90	90		93.34	8,401
EFP	ENCL PORCH	0	238		26.95	6,413
FFL	1ST FLOOR	1,116	1,116		90.33	100,809
GAR	GARAGE	0	600		36.13	21,679
OFP	OPEN PORCH	0	27		10.04	271
SFL	2ND FLOOR	942	942		90.33	85,091
WDK	WOOD DECK	0	280		12.58	3,523
Ttl. Gross Liv/Lease Area:		2,148	4,481	2,742		247,686

