Property Location: 21 OXFORD LN | **MAP ID:** 89/ 34/ 9A/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 5950 | **Account #**6032 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/29/2014 07:36

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HANIFAN THOMAS P				
21 OXFORD LN				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 2688.5
In+Ex FY	Current Ac. 1.09827
Mailed	
GIS ID: F_392715_2848900	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	277,500	277,500
RES LAND	101	136,900	136,900
RESIDNTL.	101	14,200	14,200
		Total	428,600	428,600

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HANIFAN THOMAS P	12395/ 208	06/20/2002	U	I	1	A
HANIFAN,THOMAS P &	10323/ 091	06/12/1998	U	I	285,000	
FERRIS CYNTHIA M,	07293/ 0305	10/13/1989	U	I	1	A
FERRIS JAMES M	07060/ 0242	12/29/1988	U	I	37,000	B
MERRIGAN	06757/ 372	02/17/1988	U	V	98,700	
CJBUILDERS	06298/ 122	11/21/1986	U	I	1	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	273,800	2013	B	267,000	2012	B	269,700
2014	L	143,700	2013	L	139,700	2012	L	139,700
2014	O	15,500	2013	O	15,600	2012	O	15,800
	Total:	433,000		*Total:*	422,300		*Total:*	425,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	277,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	14,200
Appraised Land Value (Bldg)	136,900
Special Land Value	0
Total Appraised Parcel Value	428,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**428,600**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

SUB DIV#575 +654 HSE + WDK IS ANGLED

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
193	08/01/1989	MN	Manual Note	12,000		0		POOL I
210	08/01/1989	MN	Manual Note	6,000		0		ADDITION
23	02/01/1988	MN	Manual Note	150,000		0		SFR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/15/2005			274	2	MEASURED
02/19/2000			247	14	INSPECTED
11/30/1999			247	2	MEASURED
04/28/1992			131	3	MEAS+INSPCTD
01/22/1990			105	15	PERMIT VISIT

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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				40,000	SF	2.20	1.5400	9	1.0000	1.00	NV	1.00				1.00	3.39	135,600
1	101	ONE FAM	RA				0.18	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00				1.00	7,000.00	1,300

Total Card Land Units: 1.10 AC | **Parcel Total Land Area:** 1.1 AC | **Total Land Value:** 136,900

Property Location: 21 OXFORD LN **MAP ID:** 89/ 34/ 9A/ / **Bldg Name:** **State Use:** 101

Vision ID: 5950 **Account #**6032 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/29/2014 07:36

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	B-		GOOD (-)
Stories	1.75		1 3/4 Stories
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		Full
Bedrooms	3		
Full Baths	2		
Half Baths	1		
Extra Fixtures	2		
Total Rooms	7		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

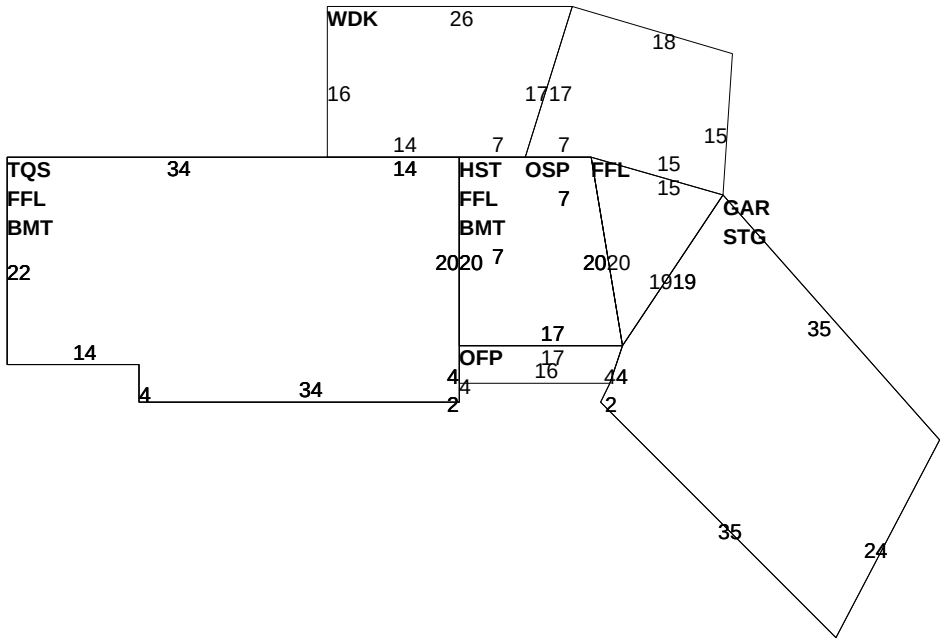
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft	753		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	85.76
Replace Cost	322,635
AYB	1988
EYB	2000
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	14
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	86
Apprais Val	277,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
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
02	SHED/FR			L	200	7.48	1989	A		GD	70	1,000
11	POOL I-V	OB	Outbuilding	L	648	29.00	1989	A		GD	70	13,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,505		17.15	25,814
FFL	1ST FLOOR	1,638	1,638		85.76	140,478
GAR	GARAGE	0	835		34.30	28,644
HST	HALF STORY	157	313		43.02	13,465
OFP	OPEN PORCH	0	67		8.96	600
OSP	SCRN PORCH	0	294		12.84	3,774
STG	STORAGE	0	835		34.30	28,644
TQS	3/4 STORY	894	1,192		64.32	76,671
WDK	WOOD DECK	0	376		12.09	4,545
	Ttl. Gross Liv/Lease Area:	2,689	7,055	3,762		322,635