

Property Location: 58 INDIAN SPRING RD

Account #3167

MAP ID:38/ 46/ 5/ /

Bldg Name:

State Use:101

Vision ID: 3117

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/30/2015 09:37

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
MAGNANI FRANK L MAGNANI JEAN A 58 INDIAN SPRING RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value									
											RESIDENTL. RES LAND		101 101						124,800 98,700		124,800 98,700									
SUPPLEMENTAL DATA																														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_383891_2849692											Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																			
Total											223,500							223,500												
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
MAGNANI FRANK L				03842/ 0474			09/17/1973		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
														2015	101	124,800		2014	B	121,300		2013	B	114,400						
														2015	101	98,700		2014	L	101,500		2013	L	103,400						
														Total:		223,500		Total:		222,800		Total:		217,800						
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			MG																			
NOTES																														
16X28 ADDITION W/BDRM + FULL BATH + CELLAR															Appraised Bldg. Value (Card) 124,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 98,700 Special Land Value 0 Total Appraised Parcel Value 223,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 223,500															
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							
																	09/02/2010 02/20/1992 09/25/1980				316 170 500	14 3 3	INSPECTED MEAS+INSPCTD 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		S Adj Fact	Adj.	Unit Price	Land Value				
1	101	ONE FAM			RA				37,100 SF		2.35	1.1900	7	1.0000	0.95	MG	1.00	ESM1					1.00		2.66	98,700				
Total Card Land Units:									0.85		AC	Parcel Total Land Area:					0.85 AC				Total Land Value:									98,700

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			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	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	4		CARPET	Adj. Base Rate:		87.95	
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	3		ELECTRIC				
Heat Type	6		ELECTRC BB				
AC Type	01		NONE				
Bedrooms	3			Replace Cost	173,343		
Full Baths	2			AYB	1972		
Half Baths	0			EYB	1986		
Extra Fixtures	0			Dep Code	AG		
Total Rooms	5			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %	28		
Kitchens	1			Functional ObsInc			
Extra Kitchens	0			External ObsInc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12			Condition			
Bsmt Garage	2			% Complete			
Units	1			Overall % Cond	72		
WS Flues				Apprais Val	124,800		
FBM Quality				Dep % Ovr	0		
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,574		17.60	27,703
FFL	1ST FLOOR	1,624	1,624		87.95	142,825
WDK	WOOD DECK	0	231		12.18	2,814

Ttl. Gross Liv/Lease Area:		1,624	3,429	1,971		173,343

