

Property Location: 21 MAYFAIR ST

Account #1306

MAP ID: 23/ 46/ 64/ /

Bldg Name:

State Use: 101

Vision ID: 1271

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/14/2017 21:41

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION												
PIETRONIRO UMBERTO PIETRONIRO CONCETTA 21 MAYFAIR ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code	Appraised Value					Assessed Value								
													RESIDENTL.		101	99,000					99,000								
													RES LAND		101	84,500					84,500								
													RESIDENTL.		101	500					500								
SUPPLEMENTAL DATA												Total		184,000	184,000														
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
PIETRONIRO UMBERTO					03267/ 0177		06/27/1967		U	1			0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
														2017	101	99,500	2016	101	98,400	2015	101	98,400							
														2017	101	82,600	2016	101	80,100	2015	101	80,100							
														2017	101	500	2016	101	500	2015	101	500							
Total:												182,600		Total:		179,000		Total:		179,000									
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															Appraised Bldg. Value (Card) 99,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 500 Appraised Land Value (Bldg) 84,500 Special Land Value 0 Total Appraised Parcel Value 184,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 184,000														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			MA																		
NOTES																													
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					
278		09/13/2004		20	WOOD STOVE			100				0			NVC			12/22/2016				317	2	MEASURED					
169		07/01/1990		MN	Manual Note			15,500				0			GAR+ADDN			12/23/2004				311	15	PERMIT VISIT					
																		12/02/2003				274	3	MEAS+INSPCTD					
																		08/14/1991				131	12	MEAS DENIED					
																		01/14/1991				107	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		S Adj Fact	Adj. Unit Price	Land Value				
																					Spec Use		Spec Calc						
1	101	ONE FAM			RB				16,157 SF		5.23	1.0000	5	1.0000	1.00	MA	1.00								1.00	5.23	84,500		
Total Card Land Units:										0.37	AC	Parcel Total Land Area:					0.37	AC	Total Land Value:										84,500

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	692		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	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:		100.59	
Interior Floor 2	6		CERAMIC TL	Replace Cost			
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		NONE	AYB		173,621	
Bedrooms	3			EYB		1959	
Full Baths	1			Dep Code		1974	
Half Baths	0			Remodel Rating		AV	
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %		43	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		57	
Bsmt Garage				Apprais Val		99,000	
Units	1			Dep % Ovr		0	
WS Flues	1			Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr		0	
Fireplaces	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	120	7.48	1979	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	988		20.16	19,917	
FFL	1ST FLOOR	1,264	1,264		100.59	127,148	
GAR	GARAGE	0	624		40.30	25,148	
OFP	OPEN PORCH	0	36		11.18	402	
PAT	PATIO	0	195		5.16	1,006	
Ttl. Gross Liv/Lease Area:		1,264	3,107	1,726		173,621	

