

Property Location: 40 POWDER HILL RD
Vision ID: 4045

Account #4112

MAP ID: 5/ 19/ 16/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
State Use: 101
Print Date: 12/07/2018 14:04

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION							
FORD JOHN P FORD CAROL B 40 POWDER HILL RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code	Appraised Value					Assessed Value			
													RESIDENTL.		101	172,900					172,900			
													RES LAND		101	85,100					85,100			
SUPPLEMENTAL DATA																								
Other ID:					Received																			
SP Permit					Field 7																			
Chapter Land					Field 8																			
OC Dates					Field 9																			
In+Ex FY					Field 10																			
Mailed																								
GIS ID: F_377049_2850378					ASSOC PID#																			
Total												258,000		258,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
FORD JOHN P BUCKLEY				06666/ 201 03353/ 0419		10/28/1987 07/26/1968		U	1	175,000 0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2018	101	161,900		2017	101	160,300		2016	101	158,500	
													2018	101	85,100		2017	101	83,100		2016	101	80,600	
													Total:	247,000		Total:	243,400		Total:	239,100				
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												Appraised Bldg. Value (Card) 172,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 85,100 Special Land Value 0 Total Appraised Parcel Value 258,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 258,000												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing		Batch														
0001/A								101		MA														
NOTES																								
WOOD STOVE FREE STANDING PER CAROL (PHONE) 12/28/2005																								
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						
372	11/29/2005	20	WOOD STOVE		3,000			0			OC 12/29/2005		12/13/2013			317	2	MEASURED						
30	03/01/1991	MN	Manual Note		8,000			0			PORCH ALT		12/16/2005			311	15	PERMIT VISIT						
													04/05/2004			250	22	MAILER SENT						
													03/29/2004			316	2	MEASURED						
													08/06/1992			131	14	INSPECTED						
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		RB				17,764	SF	4.79	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	4.79	85,100	
Total Card Land Units:				0.41	AC	Parcel Total Land Area:				0.41	AC	Total Land Value:								85,100				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	2		CONC BLOCK				
Exterior Wall 1	4		VINYL				
Exterior Wall 2	2		CLAPBOARD				
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	4						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	8						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues	1						
FBM Quality							
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	91.71
Replace Cost	247,062
AYB	1968
EYB	1988
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	172,900
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	960		18.34	17,608
CFL	CATHEDRAL CE	288	288		94.57	27,237
FFL	1ST FLOOR	1,080	1,080		91.71	99,045
GAR	GARAGE	0	500		36.68	18,342
OFF	OPEN PORCH	0	270		9.17	2,476
SFL	2ND FLOOR	864	864		91.71	79,236
WDK	WOOD DECK	0	240		12.99	3,118

Ttl. Gross Liv/Lease Area: 2,232 4,202 2,694 247,062

