Property Location: 105 SANFORD ST | MAP ID: 89/ 12/ 8/ / | Bldg Name: | State Use: 101

Vision ID: 5926 | Account # 6008 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/10/2018 12:39

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| FELD E CHRISTOPHER<br>FELD SANDRA F<br>105 SANFORD ST<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: | | | | |

**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_393801_2848833 | ASSOC PID# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 202,800 | 202,800 |
| RES LAND | 101 | 108,800 | 108,800 |
| Total | | 311,600 | 311,600 |

1006
4ST LONGMEADOW, M

VISION

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| FELD E CHRISTOPHER | 07457/ 0212 | 05/18/1990 | U | I | 250,000 | |
| BAHREHMAND FARAMARZ | 06455/ 085 | 04/17/1987 | U | I | 185,200 | |
| CJBUILDERS | 06369/ 172 | 01/22/1987 | U | I | 1 | B |
| LANDRY | 6164/ 125 | 07/23/1986 | U | V | 390,000 | G |
| LANDRY LAUR | 05951/ 0473 | 11/25/1985 | U | I | 0 | G |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2018 | 101 | 199,600 | 2017 | 101 | 194,300 | 2016 | 101 | 192,200 |
| 2018 | 101 | 108,800 | 2017 | 101 | 106,500 | 2016 | 101 | 103,000 |
| | Total: | 308,400 | | Total: | 300,800 | | Total: | 295,200 |

**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) | 202,800 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 108,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 311,600 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | 311,600 |

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 101 | NG |

**NOTES**

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 309 | 10/07/2008 | 12 | REROOF | 4,675 | | 0 | | |
| 358 | 01/01/1986 | MN | Manual Note | 0 | | 0 | | SFR |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 06/06/2018 | | | 333 | 3 | MEAS+INSPCTD |
| 02/13/2009 | | | 317 | 15 | PERMIT VISIT |
| 07/07/2005 | | | 274 | 3 | MEAS+INSPCTD |
| 04/05/2000 | | | 247 | 14 | INSPECTED |
| 11/30/1999 | | | 247 | 2 | MEASURED |

**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 | | | | 25,425 | SF | 3.45 | 1.2400 | 8 | 1.0000 | 1.00 | NG | 1.00 | | | | 1.00 | 4.28 | 108,800 |

Total Card Land Units: 0.58 AC | Parcel Total Land Area: 0.58 AC | Total Land Value: 108,800

**Property Location:** 105 SANFORD ST **MAP ID:** 89/ 12/ 8/ / **Bldg Name:** **State Use:** 101

**Vision ID:** 5926 **Account #** 6008 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/10/2018 12:39

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 06 | | COLONIAL |
| Model | 01 | | RESIDENTIAL |
| Grade | C+ | | AVG. (+) |
| Stories | 2.00 | | 2 STORY |
| 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 | 4 | | CARPET |
| Interior Floor 2 | 6 | | CERAMIC TL |
| Heat Fuel | 2 | | GAS |
| Heat Type | 1 | | FORCED H/A |
| AC Type | 03 | | FULL |
| Bedrooms | 4 | | |
| Full Baths | 2 | | |
| Half Baths | 1 | | |
| 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 | | CONCRETE |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | | | |
| FBM Quality | 1 | | |
| Fireplaces | 1 | | |

## CONSTRUCTION DETAIL (CONTINUED)

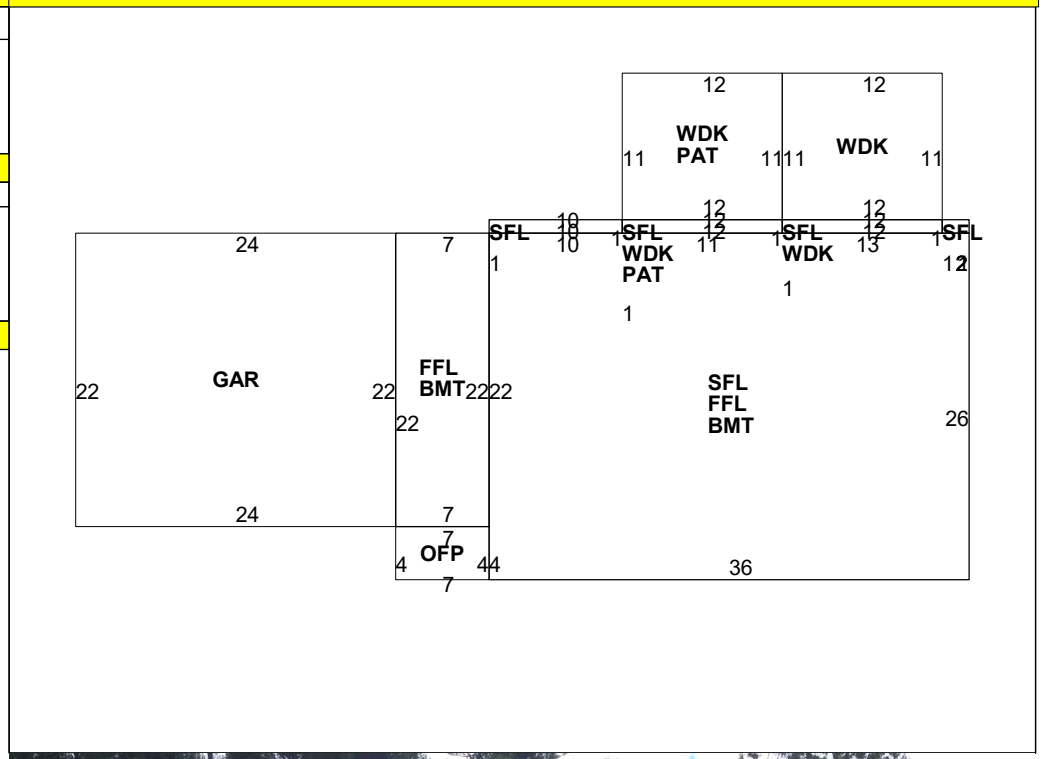
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | NO |
| FBM Sqft | 273 | | |
| Int vs Ext | S | | SAME |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 103.65 |
| Replace Cost | 263,372 |
| AYB | 1986 |
| EYB | 1995 |
| Dep Code | AG |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 23 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 77 |
| Apprais Val | 202,800 |
| 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 | 1,090 | | 20.73 | 22,595 |
| FFL | 1ST FLOOR | 1,090 | 1,090 | | 103.65 | 112,977 |
| GAR | GARAGE | 0 | 528 | | 41.42 | 21,870 |
| OFP | OPEN PORCH | 0 | 28 | | 11.11 | 311 |
| PAT | PATIO | 0 | 144 | | 5.04 | 726 |
| SFL | 2ND FLOOR | 972 | 972 | | 103.65 | 100,747 |
| WDK | WOOD DECK | 0 | 288 | | 14.40 | 4,146 |
| | Ttl. Gross Liv/Lease Area: | 2,062 | 4,140 | 2,541 | | 263,372 |