

Property Location

21 MAYFAIR ST

Map ID

23/ 46/ 64/ /

Bldg Name

State Use

101

Vision ID

1271

Account #

1306

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:56:25

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
PIETRONIRO UMBERTO PIETRONIRO CONCETTA 21 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379816_2855992		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																					
										RESIDNTL.		101				110000		110,000																					
										RES LAND		101				87100		87,100																					
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101				500		500																					
SUPPLEMENTAL DATA										Total		197,600		197,600																									
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received NIA		Field 8		Field 9		Field 10																							
Mailed								Assoc Pid#																															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
PIETRONIRO UMBERTO		03267 0177		06-27-1967		U I				0				Year		Code		Assessed		Year		Code		Assessed															
														2019		101		107,000		2018		101		99,000		2017		101		99,500									
																101		84,500				101		84,500				101		82,600									
																101		500				101		500				101		500									
Total												192000		Total		184000		Total		182600																			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																							
Total		0.00																																					
ASSESSING NEIGHBORHOOD																		APPROAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				110,000																									
0001						101		MA		Appraised Xf (B) Value (Bldg)				0																									
										Appraised Ob (B) Value (Bldg)				500																									
										Appraised Land Value (Bldg)				87,100																									
										Special Land Value				0																									
										Total Appraised Parcel Value				197,600																									
										Valuation Method				C																									
										Adjustment																													
										Net Total Appraised Parcel Value				197,600																									
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								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											
																		07-09-1980						500		3		MEAS+INSPCTD											
LAND LINE VALUATION SECTION																																							
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		Size A		Adj Unit Pric		Land Value	
1		101		ONE FAM		RB								16,157 SF		5.39		1.000		5		LAND		1.00		MA		1.00				0		1.000		5.39		87,100	
Total Card Land Units														0.371		AC		Parcel Total Land Area:				0.3709				Total Land Value										87,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		95.43
Interior Floor 2	6	CERAMIC TL	RCN		192,900
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1959
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		110,000
FBM Sqft	692		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	120	7.48	1979	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		22.40	22,129	
FFL	1ST FLOOR	1,264	1,264		111.76	141,266	
GAR	GARAGE	0	624		44.78	27,940	
OPF	OPEN PORCH	0	36		12.42	447	
PAT	PATIO	0	195		5.73	1,118	
Ttl Gross Liv / Lease Area		1,264	3,107	1,726		192,900	

