

Property Location

44 MAYFAIR ST

Map ID

23/ 7/ 100A/ /

Bldg Name

State Use

101

Vision ID

1297

Account #

1332

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:00:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
OHARE WILLIAM J + LINDA L KENYON WARREN H 44 MAYFAIR ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	73900	73,900		
						RES LAND	101	86800	86,800		
						RESIDNTL.	101	400	400		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_379583_2856403						Total				161,100	161,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OHARE WILLIAM J + LINDA L O'HARE WILLIAM J + LINDA L,		11092	0103	02-10-2000	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		05973	0528	12-24-1985	U	I	66,500		2019	101	71,900	2018	101	66,300	2017	101	66,500
										101	84,300		101	84,300		101	82,200
										101	400		101	400		101	400
								Total		156600	Total		151000	Total		149100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					73,900				
0001						101		MA		Appraised Xf (B) Value (Bldg)					0				
										Appraised Ob (B) Value (Bldg)					400				
										Appraised Land Value (Bldg)					86,800				
										Special Land Value					0				
										Total Appraised Parcel Value					161,100				
										Valuation Method					C				
										Adjustment									
										Net Total Appraised Parcel Value					161,100				

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					
									09-26-2014			317	2	MEASURED					
									12-02-2003			274	3	MEAS+INSPCTD					
									08-16-1991			131	3	MEAS+INSPCTD					
									05-16-1980			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				15,533 SF	5.59	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.59	86,800		
Total Card Land Units							0.357	AC	Parcel Total Land Area: 0.3566							Total Land Value							86,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	6		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	4	CARPET	Adj Base Rate	126.90	
Interior Floor 2			RCN	129,710	
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	0		Depreciation %	43	
Total Rooms	5		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	73,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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	80	7.48	2010	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
CPT	CARPORT	0	200		14.41	2,882	
FFL	1ST FLOOR	864	864		144.12	124,522	
STG	STORAGE	0	40		57.65	2,306	
Ttl Gross Liv / Lease Area		864	1,104	900		129,710	

