

Property Location		31 MAYNARD ST		Map ID		24/ 166/ 0/ /		Bldg Name		State Use 101	
Vision ID		1388		Account #		1423		Bldg #		1	
								Sec #		1 of 1	
								Card #		1 of 1	
										Print Date 12/18/2019 12:15:20	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
TAYLOR MARY R 31 MAYNARD ST EAST LONGMEADOW MA 01028 GIS ID F_381669_2855637		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	111300	111,300		
						RES LAND	101	91200	91,200		
						RESIDNTL.	101	13900	13,900		
		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#					
						Total		216,400	216,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TAYLOR MARY R		20969	0531	11-30-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TAYLOR JOHN		11541	0187	03-14-2001	U	I	170,000		2019	101	108,700	2018	101	99,900	2017	101	97,500
KRAMER SCOTT R +,		09339	0170	12-15-1995	U	I	143,500			101	88,400		101	88,400		101	86,500
KIBBE STEPHEN D +		06048	0431	04-02-1986	U	I	73,000			101	13,900		101	13,900		101	13,900
CAMPANELLA		02556	0235	07-18-1957	U	I	0		Total		211000	Total		202200	Total		197900

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

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised BLDG. Value (Card)					111,300
0001			101	MA	Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					13,900
					Appraised Land Value (Bldg)					91,200
					Special Land Value					0
					Total Appraised Parcel Value					216,400
					Valuation Method					C
					Adjustment					
					Net Total Appraised Parcel Value					216,400

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					
146	07-01-1991	MN	Manual Note	30,000				ADDITION	02-10-2017			119	1	LEFT NOTICE					
72	04-01-1990	MN	Manual Note	2,000				GARAGE	05-18-2004			319	14	INSPECTED					
									03-26-2004			250	22	MAILER SENT					
									11-14-2003			274	2	MEASURED					
									05-06-1992			131	14	INSPECTED					
									09-09-1991			131	2	MEASURED					
									01-14-1991			107	15	PERMIT VISIT					

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	RA				27,893	SF	3.27	1.000	5	LAND	1.00	MA	1.00		0		1.000	3.27	91,200		
Total Card Land Units							0.640	AC	Parcel Total Land Area: 0.6403							Total Land Value							91,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		74.72
Interior Floor 1	3	HARDWOOD	RCN		158,990
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1920
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		111,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
03	GARAGE	OB	Outbuildi	L	720	28.18	1990	60	0.00	AV	A	1.00	12,200
19	PATIO			L	504	5.75	1975	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	506		17.44	8,823	
EFB	ENCL PORCH	0	160		26.21	4,193	
FFL	1ST FLOOR	826	826		87.36	72,157	
SFL	2ND FLOOR	800	800		87.36	69,886	
WDK	WOOD DECK	0	320		12.28	3,931	
Ttl Gross Liv / Lease Area		1,626	2,612	1,820		158,990	

