

Property Location

61 OLD FARM RD

Map ID

42/ 35/ 18/ /

Bldg Name

State Use

101

Vision ID

3564

Account #

3621

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:46:33

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
GOODWIN MICHAEL GOODWIN MARY 61 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_385659_2843844		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		379800		379,800																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		169400		169,400																							
		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								549,200		549,200																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GOODWIN MICHAEL PROSPECT PARTNERSHIP THE WARD JOSEPH E ETAL D/B/A WARD		09097 0034		04-03-1995		U		V		65,000		1		Year		Code		Assessed		Year		Code		Assessed															
		09018 0022		12-15-1994		U		V		602,840		1B		2019		101		369,300		2018		101		373,100															
		06972 0245		09-22-1988		U		I		1						101		164,600				101		167,800															
		0000 0000						U		0																													
														Total		533900		Total		537700		Total		525000															
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														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 379,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 169,400 Special Land Value 0 Total Appraised Parcel Value 549,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 549,200																									
Nbhd		Nbhd Name		B		Tracing		Batch																															
0001						101		NS																															
NOTES																																							
SUB DIV 594																																							
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											
191		07-18-1995		MN		Manual Note		200,000								DWELLING		03-19-2018						333		3		MEAS+INSPCTD											
																		03-23-2010						316		3		MEAS+INSPCTD											
																		10-18-2002						250		22		MAILER SENT											
																		10-10-2002						274		2		MEASURED											
																		12-26-1996						200		2		MEASURED											
																		04-01-1996						107		2		MEASURED											
																		12-27-1995						107		14		INSPECTED											
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		RAA								40,000 SF		2.39		1.750		2		LAND		1.00		NS		1.00				0		1.000		4.18		167,200	
1		101		ONE FAM		RAA								0.310 AC		7,000.00		1.000		0				1.00		NS		1.00				0		1.000		7,000.00		2,200	
Total Card Land Units														1.228		AC		Parcel Total Land Area:				1.2283		Total Land Value										169,400					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		66.55
Interior Floor 1	3	HARDWOOD	RCN		412,790
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1995
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		8
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		379,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,694		18.76	31,775	
FFL	1ST FLOOR	1,694	1,694		93.73	158,780	
GAR	GARAGE	0	822		37.52	30,837	
HST	HALF STORY	551	1,102		46.87	51,646	
OFP	OPEN PORCH	0	36		10.41	375	
SFL	2ND FLOOR	1,450	1,450		93.73	135,910	
WDK	WOOD DECK	0	266		13.04	3,468	
Ttl Gross Liv / Lease Area		3,695	7,064	4,404		412,790	

