

Property Location 120 OLD FARM RD
Vision ID 3570 Account # 3627

Map ID 42/ 40/ 29/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12/19/2019 10:47:32

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
AVEYARD LOUIS A AVEYARD HEATHER F 120 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384632_2844347		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	269800	269,800													
						RES LAND	101	168000	168,000													
						RESIDNTL.	101	200	200													
		SUPPLEMENTAL DATA				Total				438,000	438,000											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
AVEYARD LOUIS A BAGGETTA MARY LIFE ESTATE, BAGGETTA ANGELO M + MARYA, WARD ETAL WARD		19258	0179	05-15-2012	U	I	365,500	00	Year	Code	Assessed	Year	Code	Assessed								
		10911	0041	08-31-1999	U	I	1	1A	2019	101	252,200	2018	101	246,700								
		07286	0534	10-25-1989	U	V	125,000			101	163,200	2017	101	243,200								
		06972	0245	09-22-1988	U	I	1	1B														
		0000	0000		U	0		Total	415400	Total	409900	Total	409600									
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int							
									APPRAISED VALUE SUMMARY													
Total			0.00																			
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card)							269,800						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg)							0					
0001						101		NS		Appraised Ob (B) Value (Bldg)							200					
NOTES									Appraised Land Value (Bldg)							168,000						
									Special Land Value							0						
									Total Appraised Parcel Value							438,000						
									Valuation Method							C						
									Adjustment													
Net Total Appraised Parcel Value									438,000													
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								
71	04-01-1990	MN	Manual Note	135,000				DWLG	08-14-2019			334	2	MEASURED								
									06-22-2012			317	3	MEAS+INSPCTD								
									10-29-2002			274	14	INSPECTED								
									10-18-2002			250	22	MAILER SENT								
									10-15-2002			274	2	MEASURED								
									06-17-1992			131	14	INSPECTED								
									06-01-1992			131	1	LEFT NOTICE								
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				0.120 AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000.00	800	
Total Card Land Units							1.038 AC	Parcel Total Land Area: 1.0383							Total Land Value							168,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	2.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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	71.23	
Interior Floor 2			RCN	341,485	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1990	
AC Type	03	FULL	Effective Year Built	1997	
Bedrooms	2		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	21	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	269,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
19	PATIO			L	64	5.75	2015	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,831		18.68	52,881	
FFL	1ST FLOOR	2,799	2,799		93.43	261,509	
GAR	GARAGE	0	620		37.37	23,171	
OFP	OPEN PORCH	0	32		8.76	280	
OSP	SCRN PORCH	0	262		13.91	3,644	
Ttl Gross Liv / Lease Area		2,799	6,544	3,655		341,485	

