

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
CAVANAUGH DONALD J CAVANAUGH JANE A 112 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_388946_2850340												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170500		170,500											
												RES LAND		101	116200		116,200											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	12100		12,100											
				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		298,800		298,800												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
CAVANAUGH DONALD J				04449 0159		07-11-1977		U I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
														2019	101	165,900	2018	101	153,700	2017	101	150,800						
																							101	113,000	101	113,000	101	111,000
Total		291000		Total		278800		Total		273900																		
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																												
Nbhd		Nbhd Name		B		Tracing		Batch																				
0001						101		MG																				
NOTES																												
GAR ANGLED																												
												Appraised BLDG. Value (Card)								170,500								
												Appraised Xf (B) Value (Bldg)								0								
												Appraised Ob (B) Value (Bldg)								12,100								
												Appraised Land Value (Bldg)								116,200								
												Special Land Value								0								
												Total Appraised Parcel Value								298,800								
												Valuation Method								C								
												Adjustment																
												Net Total Appraised Parcel Value								298,800								
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					
201502930		11-30-2015		9	ALTERATION		1,225		04-20-2017		100		04-20-2017		ENTRY DOOR		04-20-2017					317	15	PERMIT VISIT				
201500354		02-17-2015		62	SOLAR		16,000		04-17-2015		100		04-08-2016				04-08-2016					317	15	PERMIT VISIT				
37		03-07-2002		1	PORCH		31,000				0				SUNROOM		04-17-2015					317	15	PERMIT VISIT				
83		01-01-1985		MN	Manual Note										SHED		06-21-2007					311	14	INSPECTED				
																	06-14-2007					311	2	MEASURED				
																	02-13-2003					274	15	PERMIT VISIT				
																	05-17-2000					247	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		RA				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00					0		1.000	2.84	113,600			
1	101	ONE FAM		RA				0.370	AC	7,000.00	1.000	0		1.00	MG	1.00					0		1.000	7,000.00	2,600			
Total Card Land Units								1.288	AC	Parcel Total Land Area:				1.2883									Total Land Value				116,200	

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+	AVG. (+)	#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			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	89.22	
Interior Floor 2	3	HARDWOOD	RCN	243,536	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1958	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	170,500	
FBM Sqft	938		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1986	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	80	7.48	1985	70	0.00	GD	A	1.00	400
02	SHED/FR			L	96	7.48	1986	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,340		23.13	30,991
EPF	ENCL PORCH	0	153		34.77	5,319
FFL	1ST FLOOR	1,556	1,556		115.64	179,934
GAR	GARAGE	0	528		46.21	24,400
OPF	OPEN PORCH	0	160		11.56	1,850
WDK	WOOD DECK	0	64		16.26	1,041
Ttl Gross Liv / Lease Area		1,556	3,801	2,106		243,536

