

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MUMFORD ELEANOR K TR 173 FERNWOOD DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	148500		148,500										
												RES LAND		101	107700		107,700										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14200		14,200										
				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_388871_2851550												Total		270,400		270,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MUMFORD ELEANOR K TR MUMFORD ELEANOR K, MUMFORD				13895 0266		01-07-2004		U		I		1		1F		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				06769 0422		03-02-1988		U		I		1		1A		2019		101	144,300	2018		101	152,500	2017		101	149,400
				03045 0496		07-23-1964		U		I		0						101	104,500			101	104,500			101	102,700
																		101	14,200			101	14,200			101	14,200
				Total										Total		263000		Total		271200		Total		266300			
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																											
OVAL POOL												Appraised BLDG. Value (Card)								148,500							
												Appraised Xf (B) Value (Bldg)								0							
												Appraised Ob (B) Value (Bldg)								14,200							
												Appraised Land Value (Bldg)								107,700							
												Special Land Value								0							
												Total Appraised Parcel Value								270,400							
												Valuation Method								C							
												Adjustment															
												Net Total Appraised Parcel Value								270,400							
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			
46		03-15-2011		91	INSULATION		2,375				0						06-27-2018					333	3	MEAS+INSPCTD			
388		12-16-2008		12	REROOF		6,370				0						02-13-2009					317	15	PERMIT VISIT			
																	11-07-2007					317	12	MEAS DENIED			
																	05-10-2000					247	3	MEAS+INSPCTD			
																	03-16-1992					170	3	MEAS+INSPCTD			
																	01-21-1981					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		RA				26,067	SF	3.47	1.190	7	LAND	1.00	MG	1.00					0			1.000	4.13	107,700	
Total Card Land Units								0.598	AC	Parcel Total Land Area: 0.5984								Total Land Value								107,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	88.75	
Interior Floor 2	3	HARDWOOD	RCN	235,638	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1963	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		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	63	
Extra Kitchen St			RCNLD	148,500	
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
11	POOL I-V	OB	Outbuildi	L	817	29.00	1968	60	0.00	AV	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	928		22.05	20,462	
EFP	ENCL PORCH	0	252		33.18	8,361	
FFL	1ST FLOOR	928	928		110.01	102,088	
GAR	GARAGE	0	460		44.00	20,242	
SFL	2ND FLOOR	768	768		110.01	84,486	
Ttl Gross Liv / Lease Area		1,696	3,336	2,142		235,638	

