Property Location 15 MAPLEHURST AV | Map ID 15A/ 46/ 276/ / | Bldg Name | State Use 101
Vision ID 502 | Account # 514 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 9:56:31 A

CURRENT OWNER

CANGRO JOSEPH MARTIN

15 MAPLEHURST AVE

EAST LONGMEADOW MA 01028

GIS ID F_378078_2852615

TOPO TYPE	UTILITY	STREET	LOCATION
TOPO WET	**EASEMENT**	**TRAFFIC**	**CORNER**
DRAINAGE		**VIEW**	**COMMUNITY**

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	71700	71,700
RES LAND	101	83300	83,300
RESIDNTL.	101	7300	7,300
		Total	162,300	162,300

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CANGRO JOSEPH MARTIN	19499	0132	10-16-2012	U	I	100	1A
CANGRO JOSEPH MARTIN TRUSTEE,	14111	0131	04-23-2004	U	I	100	1F
CANGRO,JOSEPH M	08654	0483	11-30-1993	U	I	1	1A
CANGRO ETTA + JOSEPH M	07436	0078	04-23-1990	U	I	1	1A
CANGRO ETTA A	6041	0079	03-25-1986	U	V	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	70,100	2018	101	64,500	2017	101	63,200
	101	80,900		101	80,900		101	79,100
	101	7,300		101	7,300		101	7,600
	Total	158300		Total	152700		Total	149900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	71,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,300
Appraised Land Value (Bldg)	83,300
Special Land Value	0
Total Appraised Parcel Value	162,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	162,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
01-20-2017			119	14	INSPECTED
01-13-2017			119	2	MEASURED
04-15-2004			317	14	INSPECTED
04-02-2004			250	22	MAILER SENT
03-16-2004			311	2	MEASURED
07-22-1991			181	3	MEAS+INSPCTD
06-27-1980			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	RC				6,000	SF	13.89	1.000	5	LAND	1.00	MA	1.00			0			1.000	13.89	83,300
						Total Card Land Units	0.138	AC	Parcel Total Land Area:	0.1377												Total Land Value	83,300

Property Location	15 MAPLEHURST AV		Map ID	15A/ 46/ 276/ /	Bldg Name		State Use 101
Vision ID 502		Account # 514		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/18/2019 9:56:31 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	02	BUNGALOW
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	3	MASONRY
Exterior Wall 1	3	ALUMINUM
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	5	STEAM
AC Type	01	NONE
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

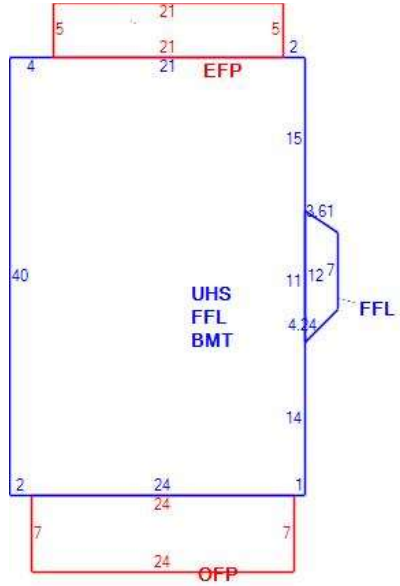
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	82.70
RCN	155,925
Net Other Adj	
Year Built	1918
Effective Year Built	1964
Depreciation Code	FR
Remodel Rating	
Year Remodeled	
Depreciation %	54
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	46
RCNLD	71,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	432	28.18	1935	60	0.00	AV	F	0.90	6,600
02	SHED/FR			L	160	7.48	1935	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,080		18.37	19,835
EFP	ENCL PORCH	0	105		27.99	2,939
FFL	1ST FLOOR	1,109	1,109		91.83	101,838
OFP	OPEN PORCH	0	168		9.29	1,561
UHS	UNFIN HALF STORY	0	1,080		27.55	29,752
	Ttl Gross Liv / Lease Area	1,109	3,542	1,698		155,925