

Property Location

40 MAYFAIR ST

Map ID

23/ 6/ 101/ /

Bldg Name

State Use

101

Vision ID

1286

Account #

1321

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:44:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
SPRING STEPHEN G II SPRING NICOLE M 40 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379597_2856298		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	127000	127,000		
						RES LAND	101	86900	86,900		
						RESIDNTL.	101	400	400		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total				214,300	214,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SPRING STEPHEN G II HERSHELMAN FRANK HAROLD,+ JOAN M + HERSHELMAN HAROLD H +, BELCH SHIRLEY R BELCH SHIRLEY R LIFE EST		18001	0475	09-25-2009	U	I	194,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15420	0381	10-12-2005	U	I	1		2020	101	120,200	2019	101	116,800	2018	101	114,600
		10068	0036	11-14-1997	U	I	114,200		101	86,900	101	84,300	101	84,300			
		10042	0125	10-24-1997	U	I	1		1A	101	400	101	400				
		09544	0510	07-02-1996	U	I	1	1A	Total		207500	Total		201500	Total		199300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MA			

NOTES			

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
201601354	04-25-2016	3	GARAGE	25,000	06-17-2016	100	03-21-2017	NVC ENCLOSE CAR PO	03-21-2017			317	15	PERMIT VISIT
201402906	12-04-2014	20	WOOD STOVE	1,500	03-20-2015	100	03-20-2015		06-17-2016			317	15	PERMIT VISIT
339	10-22-2010	7	REMODEL	3,000					03-20-2015			317	15	PERMIT VISIT
									12-03-2010			317	15	PERMIT VISIT
									02-10-2010			317	16	FIELDREV CHG
									12-02-2003			274	3	MEAS+INSPCTD
									07-13-1998			232	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	RB				15,722	SF	5.53	1.000	5	LAND	1.00	MA	1.00		0		1.000	5.53	86,900		
Total Card Land Units							0.361	AC	Parcel Total Land Area: 0.3609							Total Land Value							86,900

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	AVERAGE	#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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	100.04	
Interior Floor 2	4	CARPET	RCN	201,609	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1959	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		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	63	
Extra Kitchen St			RCNLD	127,000	
FBM Sqft	247		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	96	7.48	2009	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		22.47	22,202	
FFL	1ST FLOOR	1,288	1,288		112.13	144,423	
GAR	GARAGE	0	780		44.85	34,984	
Ttl Gross Liv / Lease Area		1,288	3,056	1,798		201,609	

