

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
FERGUSON CHRISTOPHER FERGUSON LUCIAA 12 ANGEL ST EAST LONGMEADOW MA 01028 GIS ID F_383952_2857135												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	184100		184,100														
												RES LAND		101	64200		64,200														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1200		1,200														
				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#																							
												Total		249,500		249,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
FERGUSON CHRISTOPHER CARABETTA MICHAEL ARMENT CHARLES ETAL				12430 0439		06-28-2002		U		I		147,900		1		Year		Code		Assessed		Year		Code		Assessed					
				12430 0436		06-26-2002		U		V		30,000		1		2020		101		174,400		2019		101		166,900					
				05525 0131		11-02-1983		U		I		0		1L				101		64,200		2018		101		62,400					
																		101		1,200				101		1,200					
																Total		239800		Total		230500		Total		219500					
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				MF																			
NOTES																															
																Appraised BLDG. Value (Card)								184,100							
																Appraised Xf (B) Value (Bldg)								0							
																Appraised Ob (B) Value (Bldg)								1,200							
																Appraised Land Value (Bldg)								64,200							
																Special Land Value								0							
																Total Appraised Parcel Value								249,500							
																Valuation Method								C							
																Adjustment															
																Net Total Appraised Parcel Value								249,500							
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			
201201346		04-01-2012		11		POOL		3,200								24' ABOVE GRD		07-03-2019						334		3		MEAS+INSPCTD			
13		01-23-2002		2		DWELLING		80,000								OC 6/27/02		05-29-2012						317		15		PERMIT VISIT			
																		01-30-2004						296		15		PERMIT VISIT			
																		01-23-2003						274		2		MEASURED			
																		01-05-1980						500		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				9,500	SF	8.9	0.760	3	LAND	1.00	MF	1.00				0			1.000	6.76	64,200						
Total Card Land Units								0.218	AC	Parcel Total Land Area:				0.2181									Total Land Value				64,200				

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	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	100.52	
Interior Floor 2	3	HARDWOOD	RCN	204,523	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2002	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
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	90	
Extra Kitchen St			RCNLD	184,100	
FBM Sqft	240		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2012	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		23.04	16,592	
FFL	1ST FLOOR	720	720		115.22	82,961	
GAR	GARAGE	0	240		46.09	11,062	
PAT	PATIO	0	100		5.76	576	
SFL	2ND FLOOR	780	780		115.22	89,875	
WDK	WOOD DECK	0	216		16.00	3,457	
Ttl Gross Liv / Lease Area		1,500	2,776	1,775		204,523	

