

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CAVANAUGH DONALD J CAVANAUGH JANE A 112 FERNWOOD DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	179600		179,600												
												RES LAND		101	116200		116,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800												
				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_388946_2850340												Total		296,600		296,600													
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									
												2020	101	170,500	2019	101	165,900	2018	101	153,700									
													101	116,200		101	113,000												
													101	12,100		101	12,100												
												Total		298800		Total		291000		Total		278800							
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																													
												Appraised BLDG. Value (Card)										179,600							
												Appraised Xf (B) Value (Bldg)										0							
												Appraised Ob (B) Value (Bldg)										800							
												Appraised Land Value (Bldg)										116,200							
												Special Land Value										0							
												Total Appraised Parcel Value										296,600							
												Valuation Method										C							
												Adjustment																	
												Net Total Appraised Parcel Value										296,600							
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					
202000432		02-06-2020		5	DEMOLITION		5,000		04-29-2020		100		04-29-2020		FILL IN BUILT IN PO		04-29-2020					400	15	PERMIT VISIT					
202000294		01-24-2020		91	INSULATION		5,301		04-29-2020		100		04-29-2020		ENTRY DOOR		04-20-2017					317	15	PERMIT VISIT					
201502930		11-30-2015		9	ALTERATION		1,225		04-20-2017		100		04-20-2017				04-08-2016					317	15	PERMIT VISIT					
201500354		02-17-2015		62	SOLAR		16,000		04-17-2015		100		04-08-2016				04-17-2015					317	15	PERMIT VISIT					
37		03-07-2002		1	PORCH		31,000				0				SUNROOM		06-21-2007					311	14	INSPECTED					
83		01-01-1985		MN	Manual Note										SHED		06-14-2007					311	2	MEASURED					
																	02-13-2003					274	15	PERMIT VISIT					
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	1.000	0		1.00	MG	1.00			0				1.000	7,000	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		94.92
Interior Floor 2	3	HARDWOOD	RCN		256,621
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		179,600
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
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		24.37	32,656					
EFP	ENCL PORCH	0	153		36.64	5,605					
FFL	1ST FLOOR	1,556	1,556		121.85	189,602					
GAR	GARAGE	0	528		48.69	25,711					
OPF	OPEN PORCH	0	160		12.19	1,950					
WDK	WOOD DECK	0	64		17.14	1,097					
Ttl Gross Liv / Lease Area		1,556	3,801	2,106		256,621					

