

Property Location 140 SANFORD ST		Map ID 89/ 18/ 14/ /		Bldg Name		State Use 101	
Vision ID 5932		Account # 6014		Bldg # 1		Print Date 11-04-2020 10:39:03	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FERRIS THOMAS M FERRIS HOLLY E 140 SANFORD ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	277800	277,800		
						RES LAND	101	111600	111,600		
						RESIDNTL.	101	14400	14,400		
		DRAINAGE		VIEW	COMMUNITY						
		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_393483_2849544						Total 403,800 403,800					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FERRIS THOMAS M		08751	0310	02-23-1994	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
FERRIS JAMES M		07589	0440	11-16-1990	U	I	1	1A	2020	101	265,300	2019	101	258,400	
FERRIS THOMAS M		06542	0186	06-30-1987	U	I	210,000			101	111,600		101	108,600	
CJBUILDERS		06369	0172	01-22-1987	U	I	1	1B		101	14,400		101	14,400	
LANDRY		6164	0125	07-23-1986	U	V	390,000	1							
		Total						Total		391300		Total		381400	
												Total		362800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			9,000.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch NG			

NOTES			
OPEN BP201903007=RECK 6/21 OR UPON OC			

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
201903007	10-03-2019	9	ALTERATION	32,000	06-29-2020	0		INSTALL NEW FULL	06-29-2020			334	15	PERMIT VISIT
201700099	01-04-2017	91	INSULATION	3,508		0			06-01-2018			333	3	MEAS+INSPCTD
185	06-01-1987	MN	Manual Note	10,000				IG POOL	07-09-2005			274	3	MEAS+INSPCTD
127	05-01-1987	MN	Manual Note	7,500				PORCH	01-03-2000			250	22	MAILER SENT
126	05-01-1987	MN	Manual Note	130,000				SFR	12-01-1999			247	2	MEASURED
									03-17-1988			130	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				25,140 SF	3.58	1.240	8	LAND	1.00	NG	1.00			0		1.000	4.44	111,600
Total Card Land Units							0.577	AC	Parcel Total Land Area: 0.5771							Total Land Value					111,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		85.73
Interior Floor 1	3	HARDWOOD	RCN		343,010
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		81
Extra Kitchens	0		RCNLD		277,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	851		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	800	29.00	1987	60	0.00	AV	A	1.00	13,900
02	SHED/FR			L	120	7.48	1987	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,064		22.60	24,041
EFP	ENCL PORCH	0	216		33.97	7,337
FFL	1ST FLOOR	1,376	1,376		112.87	155,308
GAR	GARAGE	0	600		45.15	27,089
SFL	2ND FLOOR	1,100	1,100		112.87	124,156
WDK	WOOD DECK	0	320		15.87	5,079
Ttl Gross Liv / Lease Area		2,476	4,676	3,039		343,010

