

Property Location
Vision ID 5941

74 SANFORD ST
Account # 6023

Map ID 89/ 26/ 22/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

State Use 101
Print Date 11-04-2020 10:40:30

Card # 1 of 1

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																							
AYALA SILVANA A 74 SANFORD ST EAST LONGMEADOW MA 01028 GIS ID F_393415_2848500						Description	Code	Appraised	Assessed																								
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	237900	237,900																									
					RES LAND	101	111700	111,700																									
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	2100	2,100																									
SUPPLEMENTAL DATA						Total				351,700	351,700																						
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																									
AYALA SILVANA A		18115 0090	12-11-2009	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
AYALA SILVANA A + LESTER, MENHENNITT STEPHEN E + HOBCO INC		09811 0326 06188 0136 05951 0473	03-31-1997 08-12-1986 11-25-1985	U U U	I V I	234,000 174,900 0		2020	101 101 101	228,600 111,700 2,100	2019	101 101 101	222,500 108,600 2,100	2018	101 101 101	208,700 108,600 2,100																	
								Total		342400	Total		333200	Total		319400																	
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		NG																									
NOTES																																	
BUILDING PERMIT RECORD																																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																			
91 30	05-01-1990 01-01-1986	MN MN	Manual Note Manual Note	9,000				POOL SFR	05-31-2018 07-07-2005 11-30-1999 07-13-1998 01-15-1991			333 274 247 232 105	2 3 3 14 15	MEASURED MEAS+INSPCTD MEAS+INSPCTD INSPECTED 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				25,320 SF	3.56	1.240	8	LAND	1.00	NG	1.00		0	1.000	4.41	111,700														
Total Card Land Units							0.581	AC	Parcel Total Land Area: 0.5813							Total Land Value				111,700													

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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		89.38
Interior Floor 1	3	HARDWOOD	RCN		297,365
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1986
Heat Type	1	FORCED H/A	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		20
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		80
Extra Kitchens	0		RCNLD		237,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	576		Dep Ovr Comment		
FBM Quality	1		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
09	POOLA-R	OB	Outbuildi	L	288	12.08	1990	60	0.00	AV	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		22.98	26,468	
FFL	1ST FLOOR	1,152	1,152		115.08	132,571	
GAR	GARAGE	0	624		46.11	28,770	
OFP	OPEN PORCH	0	72		11.19	806	
PAT	PATIO	0	368		5.63	2,071	
SFL	2ND FLOOR	900	900		115.08	103,571	
WDK	WOOD DECK	0	192		16.18	3,107	
Ttl Gross Liv / Lease Area		2,052	4,460	2,584		297,365	

