

State Use 101
Print Date 11/3/2021 6:31:40 PM

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
CUNNINGHAM PAUL S CUNNINGHAM SUSAN L 40 VILLANOVA ST SPRINGFIELD MA 01108 GIS ID F_374449_2852883 Mailed														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	125600		125,600									
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	85600		85,600									
														RESIDNTL.		101	400		400									
												SUPPLEMENTAL DATA																
Alt Prcl ID SP Permit HO - DISCONTINUE Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		211,600		211,600										
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
CUNNINGHAM PAUL S SAFFORD						06703 00000	0326 0000	12-08-1987	U U	V	55,000 0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
														2021	101	120,800	2020	101	114,600	2019	101	112,200						
															101	79,400		101	79,400		101	77,000						
															101	400		101	400		101	400						
														Total			200,600			Total			194,400			Total		
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				NA															
NOTES																												
												APPRaised VALUE SUMMARY																
												Appraised BLDG. Value (Card)												125,600				
												Appraised Xf (B) Value (Bldg)												0				
												Appraised Ob (B) Value (Bldg)												400				
												Appraised Land Value (Bldg)												85,600				
												Special Land Value												0				
												Total Appraised Parcel Value												211,600				
												Valuation Method												C				
												Adjustment																
												Net Total Appraised Parcel Value												211,600				
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				
202101500		04-22-2021		12	REROOF		13,917		06-28-2021		100		06-28-2021		NVC DEMO GAR. ADDITION		06-29-2021					400	15	PERMIT VISIT				
201402573		10-01-2014		91	INSULATION		2,000				0						03-14-2018					333	4	INFO AT DOOR				
278		10-17-2003		25	WINDOWS		5,725										10-02-2006					250	6	INFO BY PHON				
263		09-01-1994		MN	Manual Note		375										04-09-2004					319	2	MEASURED				
50		03-01-1988		MN	Manual Note		24,000										01-28-2004					296	15	PERMIT VISIT				
															01-11-1995					107	15	PERMIT VISIT						
															05-21-1992					131	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		RC				10,000	SF	9.15	1.040	6	LAND	0.90	NA	1.00	CLOC			0			1.000	8.56	85,600			
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								85,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		91.59
Interior Floor 2	3	HARDWOOD	RCN		179,485
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1924
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		04
Half Baths	0		Year Remodeled		1988
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		125,600
FBM Sqft			Dep % Ovr		
FBM Quality			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
01	SHED/MTL			L	120	5.18	2003	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	660		20.94	13,823	
EFB	ENCL PORCH	0	126		31.58	3,979	
FFL	1ST FLOOR	1,300	1,300		104.72	136,132	
PAT	PATIO	0	198		5.29	1,047	
UHS	UNFIN HALF STORY	0	660		31.42	20,734	
WDK	WOOD DECK	0	256		14.73	3,770	
Ttl Gross Liv / Lease Area		1,300	3,200	1,714		179,485	

