

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	192100		192,100														
												RES LAND		101	69400		69,400														
				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		262,700		262,700															
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		2021		101		184,100		2020		101		174,400			
				05525		0131		11-02-1983		U		I		0		1L				101		64,200		2019		101		62,400			
																				101		1,200				101		1,200			
																		Total		249,500		Total		239,800		Total		230,500			
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												APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch																							
0001						101		MF																							
NOTES																Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value															
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	9.62	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.31	69,400										
Total Card Land Units																0.22	AC	Parcel Total Land Area:		0.22	Total Land Value										69,400

Property Location 12 ANGEL ST
Vision ID 2833

Account # 2883

Map ID 34/ 60/ 43/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 7:08:35 PM

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	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		105.54
Interior Floor 1	4	CARPET	RCN		213,434
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2002
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		10
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		90
Extra Kitchens	0		RCNLD		192,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	240		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
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		24.05	17,315	
FFL	1ST FLOOR	720	720		120.24	86,576	
GAR	GARAGE	0	240		48.10	11,543	
PAT	PATIO	0	100		6.01	601	
SFL	2ND FLOOR	780	780		120.24	93,791	
WDK	WOOD DECK	0	216		16.70	3,607	
Ttl Gross Liv / Lease Area		1,500	2,776	1,775		213,434	

