

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
MUMFORD ELEANOR K TR 173 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_388871_2851550												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	163700		163,700							
												RES LAND		101	116300		116,300							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14200		14,200							
				SUPPLEMENTAL DATA								Total		294,200		294,200								
				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)								
MUMFORD ELEANOR K TR MUMFORD ELEANOR K, MUMFORD				13895	0266	01-07-2004	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				06769	0422	03-02-1988	U	I	1		1A	2021	101	156,800	2020	101	148,500	2019	101	144,300				
				03045	0496	07-23-1964	U	I	0				101	107,700		101	107,700		101	104,500				
													101	14,200		101	14,200		101	14,200				
				Total								Total		278,700		Total		270,400		Total		263,000		
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																								
OVAL POOL												Appraised BLDG. Value (Card) 163,700												
												Appraised Xf (B) Value (Bldg) 0												
												Appraised Ob (B) Value (Bldg) 14,200												
												Appraised Land Value (Bldg) 116,300												
												Special Land Value 0												
												Total Appraised Parcel Value 294,200												
												Valuation Method C												
												Adjustment												
												Net Total Appraised Parcel Value 294,200												
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		
46		03-15-2011		91	INSULATION		2,375				0						06-27-2018			333	3	MEAS+INSPCTD		
388		12-16-2008		12	REROOF		6,370				0						02-13-2009			317	15	PERMIT VISIT		
																	11-07-2007			317	12	MEAS DENIED		
																	05-10-2000			247	3	MEAS+INSPCTD		
																	03-16-1992			170	3	MEAS+INSPCTD		
																	01-21-1981			500	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				26,067	SF	3.75	1.190	7	LAND	1.00	MG	1.00			0		1.000	4.46	116,300		
Total Card Land Units							0.60	AC	Parcel Total Land Area: 0.60							Total Land Value							116,300	

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+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	99.13	
Interior Floor 2	3	HARDWOOD	RCN	259,873	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1963	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	163,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	817	29.00	1968	60	0.00	AV	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	928		24.32	22,566	
EFB	ENCL PORCH	0	252		36.59	9,221	
FFL	1ST FLOOR	928	928		121.32	112,587	
GAR	GARAGE	0	460		48.53	22,323	
SFL	2ND FLOOR	768	768		121.32	93,176	
Ttl Gross Liv / Lease Area		1,696	3,336	2,142		259,873	

