

Property Location 44 MILL RD
Vision ID 6019

Account # 6102

Map ID 92/ 4/ 7/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/8/2021 3:47:11 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW				
CUNNINGHAM HEATHER BACH KATHLEEN 44 MILL RD EAST LONGMEADOW MA 01028 GIS ID F_393760_2843967				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	148900		148,900							
												RES LAND		101	114400		114,400							
												RESIDNTL.		101	16600		16,600							
				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		279,900		279,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
CUNNINGHAM HEATHER RACICOT CAROLYN A , RACICOT CAROLYN A TRUSTEE OF,THE DE RACICOT CAROLYN A TRUSTEE OF,THE DE OUELLETTE EDITH A, TRUSTEE OF,THE RE				18626 0155		01-05-2011		U	I	230,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				17378 0088		07-02-2008		U	I	1		1A	2021	101	142,600	2020	101	135,000	2019	101	131,200			
				16324 0477		11-02-2006		U	I	1		1A		101	106,400		101	106,400		101	103,600			
				16324 0476		11-02-2006		U	I	1		1F		101	10,900		101	10,900		101	10,900			
				11100 0153		02-09-2000		U	I	1		1A												
				Total										259,900	Total			252,300	Total		245,700			
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										APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 148,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,600 Appraised Land Value (Bldg) 114,400 Special Land Value 0 Total Appraised Parcel Value 279,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 279,900														
Nbhd		Nbhd Name		B		Tracing		Batch																
0001						101		MG																
NOTES																								

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		95.36
Interior Floor 2	2	SOFTWOOD	RCN		261,220
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1957
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	7		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		57
Extra Kitchen St			RCNLD		148,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
32	BARN/LFT			L	448	19.55	1998	60	0.00	AV	G	1.25	6,600
02	SHED/FR			L	108	7.48	1980	50	0.00	FR	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0
41	IMP SHD			L	384	6.90	2014	70	0.00	GD	A	1.00	1,900
02	SHED/FR			L	384	7.48	2015	70	0.00	GD	A	1.00	2,000
09	POOL A-R	OB	Outbuildi	L	480	12.08	2014	70	0.00	GD	G	1.25	5,100
22	WOOD DK			L	112	9.20	2014	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	900		21.43	19,286	
FFL	1ST FLOOR	1,553	1,553		107.15	166,396	
GAR	GARAGE	0	280		42.86	12,000	
HST	HALF STORY	225	450		53.57	24,108	
OPF	OPEN PORCH	0	35		12.25	429	
OSP	SCRN PORCH	0	176		15.83	2,786	
TQS	3/4 STORY	338	450		80.48	36,215	
Ttl Gross Liv / Lease Area		2,116	3,844	2,438		261,220	

