

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
CUNNINGHAM PAUL S CUNNINGHAM SUSAN L 40 VILLANOVA ST SPRINGFIELD MA 01108												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	140900		140,900																			
												RES LAND		101	95200		95,200																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400																			
				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#																												
GIS ID F_374449_2852883												Total		236,500		236,500																				
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											
																2022		101	125,600	2021	101	120,800	2020	101	114,600											
																		101	85,600		101	79,400		101	79,400											
																		101	400		101	400		101	400											
		Total		211,600		Total		200,600		Total		194,400																								
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				Tracing				Batch																										
0001						101				NA																										
NOTES												Appraised BLDG. Value (Card)						140,900																		
												Appraised Xf (B) Value (Bldg)						0																		
												Appraised Ob (B) Value (Bldg)						400																		
												Appraised Land Value (Bldg)						95,200																		
												Special Land Value						0																		
												Total Appraised Parcel Value						236,500																		
												Valuation Method						C																		
												Adjustment																								
Net Total Appraised Parcel Value						236,500																														
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													
202103394		12-16-2021		62	SOLAR		38,700		06-01-2022		100		06-01-2022		SIDE AND REAR		06-29-2021				400	15	PERMIT VISIT													
202101500		04-22-2021		12	REROOF		13,917		06-28-2021		100		06-28-2021		NVC DEMO GAR. ADDITION		03-14-2018				333	4	INFO AT DOOR													
201402573		10-01-2014		91	INSULATION		2,000				0						10-02-2006				250	6	INFO BY PHON													
278		10-17-2003		25	WINDOWS		5,725										04-09-2004				319	2	MEASURED													
263		09-01-1994		MN	Manual Note		375										01-28-2004				296	15	PERMIT VISIT													
50		03-01-1988		MN	Manual Note		24,000				0						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	10.07	1.050	6	LAND	0.90	NA	1.00		CLOC		0			1.000	9.52	95,200											
																		Total Card Land Units						0.23	AC	Parcel Total Land Area: 0.23				Total Land Value						95,200

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		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		101.96
Interior Floor 2	3	HARDWOOD	RCN		201,338
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1924
AC Type	01	NONE	Effective Year Built		1991
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		140,900
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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		22.96	15,152	
EFP	ENCL PORCH	0	126		57.39	7,232	
FFL	1ST FLOOR	1,300	1,300		114.79	149,224	
PAT	PATIO	0	198		5.80	1,148	
UHS	UNFIN HALF STORY	0	660		34.44	22,728	
WDK	WOOD DECK	0	256		22.87	5,854	
Ttl Gross Liv / Lease Area		1,300	3,200			201,338	

