

Property Location

55 MAPLEHURST AV

Map ID

14A/ 84/ 294/ /

Bldg Name

State Use

101

Vision ID

363

Account #

372

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:08:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FERRIS SUSAN B 55 MAPLEHURST AV EAST LONGMEADOW MA 01028 GIS ID F_377575_2852952		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	140000	140,000												
						RES LAND	101	99600	99,600												
						RESIDNTL.	101	1200	1,200												
		DRAINAGE		VIEW	COMMUNITY																
		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		240,800	240,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FERRIS SUSAN B FERRIS DAVID W FOCOSI RENATO FOCOSI RENATO		20905	0579	10-09-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07252	0203	08-29-1989	U	I	125,000		2022	101	126,600	2021	101	121,400	2020	101	115,200				
		07124	0426	03-27-1989	U	I	1	1A		101	90,500		101	83,800		101	83,800				
		04578	0352	04-21-1978	U	I	0			101	1,200		101	1,200		101	1,200				
		Total						Total		218,300	Total		206,400	Total		200,200					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 140,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 99,600 Special Land Value 0 Total Appraised Parcel Value 240,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 240,800												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
PURCHASED 174SF PARCEL B BOOK 9369 PG 5561/23/96 SUB DIV#785																					
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							
194	06-16-2005	11	POOL	4,000				15 FT ABV GRD	05-10-2018			333	2	MEASURED							
26	03-02-2004	20	WOOD STOVE	1,900				PELLET OC 4/13/20	12-12-2005			311	15	PERMIT VISIT							
113	05-24-1996	MN	Manual Note	500				DEMO GAR	06-23-2005			274	14	INSPECTED							
290	11-20-1995	MN	Manual Note	9,000				GARAGE	05-06-2005			311	1	LEFT NOTICE							
2	01-01-1994	MN	Manual Note	800				FP.INSERT	12-17-2004			311	15	PERMIT VISIT							
22	01-01-1986	MN	Manual Note					REN BMT	12-20-1996			200	15	PERMIT VISIT							
									12-14-1995			107	15	PERMIT VISIT							
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				7,174 SF	13.88	1.000	5	LAND	1.00	MA	1.00			0		1.000	13.88	99,600
Total Card Land Units							0.16	AC	Parcel Total Land Area:				0.16	Total Land Value							99,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	20	COMP CLAP	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate		117.55
Interior Floor 2	4	CARPET	RCN		245,594
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1968
AC Type	01	NONE	Effective Year Built		1978
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		140,000
FBM Sqft	910		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	15	69.00	2005	70	0.00	GD	A	1.00	700
02	SHED/FR			L	80	7.48	2005	70	0.00	GD	G	1.25	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,300		26.99	35,085	
FFL	1ST FLOOR	1,300	1,300		134.94	175,424	
GAR	GARAGE	0	572		54.02	30,902	
OFP	OPEN PORCH	0	140		13.49	1,889	
PAT	PATIO	0	340		6.75	2,294	
Ttl Gross Liv / Lease Area		1,300	3,652			245,594	

