

Property Location

140 SANFORD ST

Map ID

89/ 18/ 14/ /

Bldg Name

State Use

101

Vision ID

5932

Account #

6014

Bldg #

1

Sec #

1

of

1

Card #

1

of

1

Print Date

12-13-2022 10:34:54

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FERRIS THOMAS M FERRIS HOLLY E 140 SANFORD ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	331700	331,700												
						RES LAND	101	134000	134,000												
						RESIDNTL.	101	14400	14,400												
		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		480,100	480,100											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FERRIS THOMAS M		08751 0310	02-23-1994	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed								
FERRIS JAMES M		07589 0440	11-16-1990	U	I	1	1A	2022	101	303,600	2021	101	277,800								
FERRIS THOMAS M		06542 0186	06-30-1987	U	I	210,000			101	120,700		101	111,600								
CJBUILDERS		06369 0172	01-22-1987	U	I	1	1B		101	14,400		101	14,400								
LANDRY		06164 0125	07-23-1986	U	V	390,000	1														
		Total						438,700		Total		403,800									
								Total		Total		391,300									
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) 331,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,400 Appraised Land Value (Bldg) 134,000 Special Land Value 0 Total Appraised Parcel Value 480,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 480,100												
Total			11,000.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NG															
NOTES																					
									VISIT / CHANGE HISTORY												
									Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id
202202779	09-22-2022	25	WINDOWS	4,597	07-01-2021	0	07-01-2021	1 WINDOW	07-01-2021				334	15	PERMIT VISIT						
201903007	10-03-2019	9	ALTERATION	32,000		0		INSTALL NEW FULL	06-29-2020				334	15	PERMIT VISIT						
201700099	01-04-2017	91	INSULATION	3,508		0			06-01-2018				333	3	MEAS+INSPCTD						
185	06-01-1987	MN	Manual Note	10,000				IG POOL	07-09-2005				274	3	MEAS+INSPCTD						
127	05-01-1987	MN	Manual Note	7,500				PORCH	01-03-2000				250	22	MAILER SENT						
126	05-01-1987	MN	Manual Note	130,000			SFR	12-01-1999	247	2	MEASURED										
									03-17-1988				130	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				25,140 SF	4.26	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.33	134,000
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value					134,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		99.82
Interior Floor 1	3	HARDWOOD	RCN		414,672
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		2001
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		20
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		80
Extra Kitchens	0		RCNLD		331,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	851		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1987	60	0.00	AV	A	1.00	13,900
02	SHED/FR			L	120	7.48	1987	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,064		25.87	27,524
FFL	1ST FLOOR	1,592	1,592		129.22	205,721
GAR	GARAGE	0	600		51.69	31,013
SFL	2ND FLOOR	1,100	1,100		129.22	142,144
WDK	WOOD DECK	0	320		25.84	8,270
Ttl Gross Liv / Lease Area		2,692	4,676			414,672

