

Property Location
Vision ID 5941

74 SANFORD ST
Account # 6023

Map ID 89/ 26/ 22/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12-13-2022 10:36:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
AYALA SILVANA A 74 SANFORD ST EAST LONGMEADOW MA 01028 GIS ID F_393415_2848500	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	271400	271,400												
					RES LAND	101	133900	133,900												
					RESIDNTL.	101	2100	2,100												
SUPPLEMENTAL DATA					Total				407,400	407,400										
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)												
AYALA SILVANA A		18115 0090	12-11-2009	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed							
AYALA SILVANA A + LESTER, MENHENNITT STEPHEN E + HOBCO INC		09811 0326	03-31-1997	U	I	234,000		2022	101	248,000	2021	101	237,900							
		06188 0136	08-12-1986	U	V	174,900	1		101	120,800		101	111,700							
		05951 0473	11-25-1985	U	I	0	1		101	2,100		101	2,100							
Total								370,900		Total		351,700								
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												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				271,400								
0001				101		NG		Appraised Xf (B) Value (Bldg)				0								
NOTES								Appraised Ob (B) Value (Bldg)				2,100								
								Appraised Land Value (Bldg)				133,900								
								Special Land Value				0								
								Total Appraised Parcel Value				407,400								
								Valuation Method				C								
								Adjustment												
								Net Total Appraised Parcel Value				407,400								
								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						
91	05-01-1990	MN	Manual Note	9,000				POOL	05-31-2018			333	2	MEASURED						
30	01-01-1986	MN	Manual Note					SFR	07-07-2005			274	3	MEAS+INSPCTD						
									11-30-1999			247	3	MEAS+INSPCTD						
									07-13-1998			232	14	INSPECTED						
									01-15-1991			105	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	RA				25,320 SF	4.23	1.250	8	LAND	1.00	NG	1.00		0		1.000	5.29	133,900
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58				Total Land Value							133,900

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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		105.34
Interior Floor 1	3	HARDWOOD	RCN		343,580
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1986
Heat Type	1	FORCED H/A	Effective Year Built		2000
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		79
Extra Kitchens	0		RCNLD		271,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	576		Dep Ovr Comment		
FBM Quality	1		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
09	POOL A-R	OB	Outbuildi	L	288	12.08	1990	60	0.00	AV	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		26.43	30,452	
FFL	1ST FLOOR	1,152	1,152		132.40	152,526	
GAR	GARAGE	0	624		53.05	33,100	
OFP	OPEN PORCH	0	72		12.87	927	
PAT	PATIO	0	368		6.48	2,383	
SFL	2ND FLOOR	900	900		132.40	119,161	
WDK	WOOD DECK	0	192		26.20	5,031	
Ttl Gross Liv / Lease Area		2,052	4,460			343,580	

