

Property Location		40 SPEIGHT ARDEN		Map ID		26/ 66/ 8/ 1		Bldg Name		State Use 101	
Vision ID		1853		Account #		1889		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/13/2023 9:06:37 P	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GROFFMAN KATHRYN A 11 HILLSIDE LANE HAMPDEN MA 01036 GIS ID F_381239_2852087		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	152200	152,200		
						RES LAND	101	113000	113,000		
						RESIDNTL.	101	5200	5,200		
		SUPPLEMENTAL DATA				Total				270,400	270,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GROFFMAN KATHRYN A GARVEY JOHN J HEIRS + DEV OF		23779	0366	03-23-2021	U	I	50,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		02291	0419	02-03-1954	U	I	0		2023	101	139,600	2022	101	124,800	2021	101	119,700
									101	102,800		101	93,500		101	86,600	
									101	4,500		101	4,500		101	4,500	
		Total						Total		246,900	Total		222,800	Total		210,800	

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																		

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)										152,200
0001				101		MA		Appraised Xf (B) Value (Bldg)										0
FY15 UPDATED STYLE FROM MULTI CONV TO CAPE								Appraised Ob (B) Value (Bldg)										5,200
								Appraised Land Value (Bldg)										113,000
								Special Land Value										0
								Total Appraised Parcel Value										270,400
								Valuation Method										C
								Adjustment										
								Net Total Appraised Parcel Value										270,400

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					
352	11-07-2005	33	WCHAIR RAMP	1,050					03-22-2018			333	2	MEASURED					
									12-30-2005			311	15	PERMIT VISIT					
									10-17-2003			274	3	MEAS+INSPCTD					
									02-03-1992			131	3	MEAS+INSPCTD					
									01-17-1992			107	22	MAILER SENT					
									08-25-1980			500	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	RC				14,731	SF	7.67	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.67	113,000		
Total Card Land Units							0.34	AC	Parcel Total Land Area:							0.34	Total Land Value							113,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	128.42	
Interior Floor 2			RCN	267,067	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1954	
AC Type	03	FULL	Effective Year Built	1978	
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	152,200	
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
03	GARAGE	OB	Outbuildi	L	240	32.00	1954	60	0.00	AV	A	1.00	4,600
02	SHED/FR			L	96	12.00	1993	50	0.00	FR	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		28.59	26,076	
EFP	ENCL PORCH	0	88		71.64	6,304	
FFL	1ST FLOOR	912	912		143.28	130,668	
TQS	3/4 STORY	684	912		107.46	98,001	
WDK	WOOD DECK	0	212		28.38	6,018	
Ttl Gross Liv / Lease Area		1,596	3,036			267,067	

