

State Use 101
Print Date 11/13/2023 11:25:42 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CUNNINGHAM PAUL S CUNNINGHAM SUSAN L 40 VILLANOVA ST SPRINGFIELD MA 01108 GIS ID F_374449_2852883												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	153300		153,300																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	104700		104,700																		
												RESIDNTL.		101	700		700																		
				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		258,700		258,700																			
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									
																		2023	101	140,900	2022	101	125,600	2021	101	120,800									
																			101	95,200		101	85,600		101	79,400									
																			101	400		101	400		101	400									
		Total												236,500		Total		211,600		Total		200,600													
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																																			
Nbhd		Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 153,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 104,700 Special Land Value 0 Total Appraised Parcel Value 258,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 258,700																					
0001						101				NA																									
NOTES																																			
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				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							NVC		04-09-2004				319	2	MEASURED													
263		09-01-1994		MN	Manual Note		375							DEMO GAR.		01-28-2004				296	15	PERMIT VISIT													
50		03-01-1988		MN	Manual Note		24,000							ADDITION		01-11-1995				107	15	PERMIT VISIT													
											0					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	11.08	1.050	6	LAND	0.90	NA	1.00	CLOC		0			1.000	10.47	104,700												
																Total Card Land Units 0.23 AC Parcel Total Land Area: 0.23										Total Land Value 104,700									

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		112.05
Interior Floor 2	3	HARDWOOD	RCN		219,036
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		153,300
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	10.00	2003	60	0.00	AV	A	1.00	700
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		24.98	16,484	
EFB	ENCL PORCH	0	126		62.44	7,867	
FFL	1ST FLOOR	1,300	1,300		124.88	162,341	
PAT	PATIO	0	198		6.31	1,249	
UHS	UNFIN HALF STORY	0	660		37.46	24,726	
WDK	WOOD DECK	0	256		24.88	6,369	
Ttl Gross Liv / Lease Area		1,300	3,200			219,036	

