

State Use 101
Print Date 11/14/2023 7:31:25 A

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
FARNHAM THOMAS 20 SAVOY AV EAST LONGMEADOW MA 01028 GIS ID F_377136_2848997 Mailed														Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW									
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	153200		153,200											
														RES LAND	101	110700		110,700											
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.	101	400		400											
						SUPPLEMENTAL DATA												Total		264,300		264,300							
						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)											
FARNHAM THOMAS BAIO MICHAEL F KANE MICHAEL A, RUSSO ANGELINA I,HEIRS & DEVISEES OF						24607	0162	06-24-2022	Q	I	303,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
						13139	0385	04-24-2003	U	I	165,000		2023	101	140,900	2022	101	110,700	2021	101	106,100								
						11637	0573	05-14-2001	U	I	125,000		101	100,600	101	91,500	101	84,700											
						02114	0071	05-16-1951	U	I	0		101	300	101	300	101	300											
						Total								Total	241,800	Total	202,500	Total	191,100										
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														
0001											101				MA														
NOTES																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 153,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 110,700 Special Land Value 0 Total Appraised Parcel Value 264,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 264,300											
2 UPSTAIRS BEDROOMS HAVE NO HEAT																													
REAR OF HOUSE NO ACCESS VERIFY UPON																													
INSPECT																													
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	
																		01-17-2014						317		2		MEASURED	
																		07-16-2004						328		16		FIELDREV CHG	
																		06-30-2004						328		16		FIELDREV CHG	
																		03-25-2004						319		3		MEAS+INSPCTD	
																		04-15-1992						131		14		INSPECTED	
																		04-01-1992						107		22		MAILER SENT	
																		09-12-1990						131		2		MEASURED	
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		RB				9,808	SF	11.29	1.000	5	LAND	1.00	MA	1.00			0				1.000	11.29	110,700				
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value										110,700	

Property Location 20 SAVOY AV
Vision ID 4563

Account # 4636

Map ID 6/ 28/ 31/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	131.24	
Interior Floor 2	4	CARPET	RCN	243,166	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	153,200	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR			L	60	12.00	1970	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		30.14	27,488
EFP	ENCL PORCH	0	64		75.52	4,833
FFL	1ST FLOOR	912	912		151.03	137,744
GAR	GARAGE	0	240		60.41	14,499
HST	HALF STORY	228	456		75.52	34,436
PAT	PATIO	0	74		8.16	604
UHS	UNFIN HALF STORY	0	456		45.38	20,692
WDK	WOOD DECK	0	96		29.89	2,870
Ttl Gross Liv / Lease Area		1,140	3,210			243,166

