

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
MUMFORD ELEANOR K TR 173 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_388871_2851550 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	201300		201,300																			
												RES LAND		101	142300		142,300																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14200		14,200																			
				SUPPLEMENTAL DATA								Total		357,800		357,800																				
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				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)																							
MUMFORD ELEANOR K TR MUMFORD ELEANOR K, MUMFORD				13895 0266		01-07-2004		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				06769 0422		03-02-1988		U	I	1		1A	2023	101	184,400	2022	101	163,700	2021	101	156,800															
				03045 0496		07-23-1964		U	I	0				101	129,300		101	116,300		101	107,700															
														101	14,200		101	14,200		101	14,200															
				Total								Total	327,900	Total		294,200		Total		278,700																
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																												
Year	Code	Description		Amount		Code	Description																	YEAR		Amount		Comm Int								
ASSESSING NEIGHBORHOOD																																				
Nbhd		Nbhd Name				Tracing		Batch																												
0001						101		MG																												
NOTES																																				
OVAL POOL																Appraised BLDG. Value (Card)						201,300														
																Appraised Xf (B) Value (Bldg)						0														
																Appraised Ob (B) Value (Bldg)						14,200														
																Appraised Land Value (Bldg)						142,300														
																Special Land Value						0														
																Total Appraised Parcel Value						357,800														
																Valuation Method						C														
																Adjustment																				
																Net Total Appraised Parcel Value						357,800														
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													
46		03-15-2011		91	INSULATION		2,375				0					06-27-2018					333	3	MEAS+INSPCTD													
388		12-16-2008		12	REROOF		6,370				0					02-13-2009					317	15	PERMIT VISIT													
																11-07-2007					317	12	MEAS DENIED													
																05-10-2000					247	3	MEAS+INSPCTD													
																03-16-1992					170	3	MEAS+INSPCTD													
																01-21-1981					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		RA				26,067 SF		4.55	1.200	7	LAND	1.00	MG	1.00			0			1.000	5.46	142,300												
																Total Card Land Units		0.60		AC	Parcel Total Land Area: 0.60												Total Land Value		142,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
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	1	WOOD SHING	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	4	CARPET	Adj Base Rate	121.83	
Interior Floor 2	3	HARDWOOD	RCN	319,512	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1963	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	201,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	817	29.00	1968	60	0.00	AV	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	928		29.22	27,112	
EFB	ENCL PORCH	0	252		72.88	18,366	
FFL	1ST FLOOR	928	928		145.76	135,268	
GAR	GARAGE	0	460		58.31	26,820	
SFL	2ND FLOOR	768	768		145.76	111,946	
Ttl Gross Liv / Lease Area		1,696	3,336			319,512	

