

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
FERGUSON CHRISTOPHER FERGUSON LUCIA A 12 ANGEL ST EAST LONGMEADOW MA 01028 GIS ID F_383952_2857135 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	246900			246,900									
												RES LAND		101	84100			84,100									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1200			1,200									
				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		332,200			332,200						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
FERGUSON CHRISTOPHER CARABETTA MICHAEL ARMENT CHARLES ETAL				12430 0439		06-28-2002		U		I		147,900		1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				12430 0436		06-26-2002		U		V		30,000		1		2024		101	228,000	2023		101	211,500	2022		101	192,100
				05525 0131		11-02-1983		U		I		0		1L				101	84,100			101	76,400			101	69,400
																		101	1,200			101	1,200			101	1,200
																Total		313,300		Total		289,100		Total		262,700	
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																							
ASSESSING NEIGHBORHOOD																											
Nbhd				Nbhd Name				Tracing				Batch															
0001								101				MF															
NOTES																											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		142.35
Interior Floor 1	4	CARPET	RCN		280,622
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2002
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		12
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		88
Extra Kitchens	0		RCNLD		246,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	240		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues					

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
07	POOLA-C	OB	Outbuildi	L	24	69.00	2012	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	720		31.39	22,600
FFL	1ST FLOOR	720	720		156.95	113,002
GAR	GARAGE	0	240		62.78	15,067
PAT	PATIO	0	100		7.85	785
SFL	2ND FLOOR	780	780		156.95	122,419
WDK	WOOD DECK	0	216		31.24	6,749
	Ttl Gross Liv / Lease Area	1,500	2,776			280,622

