

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
PHAN01314 LLC 39 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_388899_2852952 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	136000		136,000					
												RES LAND		101	142400		142,400					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13900		13,900					
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		292,300		292,300						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
PHAN01314 LLC POZOS DOLORES HEIRS + DEV OF				25295 04300	0214 0330	01-19-2024 07-30-1976	Q U	I I	264,999 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
											2024	101	169,300	2023	101	154,600	2022	101	138,300			
												101	142,400		101	130,400		101	118,000			
												101	13,900		101	10,900		101	10,900			
Total												325,600		Total		295,900		Total		267,200		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		YEAR	Amount	Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 136,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,900 Appraised Land Value (Bldg) 142,400 Special Land Value 0 Total Appraised Parcel Value 292,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 292,300									
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name				Tracing				Batch												
0001						101				MG												
NOTES																						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	136.43	
Interior Floor 2	5	LINO/VINYL	RCN	295,680	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1967	
Bedrooms	3		Depreciation Code	FR	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	54	
Total Rooms	6		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	46	
Extra Kitchen St	N	NONE	RCNLD	136,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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
31	BARN			L	589	20.00	1988	50	0.00	FR	A	1.00	5,900
31	BARN			L	514	20.00	1988	60	0.00	AV	A	1.00	6,200
02	SHED/FR			L	120	12.00	1959	50	0.00	FR	A	1.00	700
40	LEAN-TO			L	234	8.00	1988	60	0.00	AV	A	1.00	1,100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	46	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	727		29.08	21,141	
FFL	1ST FLOOR	1,620	1,620		145.80	236,194	
GAR	GARAGE	0	554		58.42	32,367	
OPF	OPEN PORCH	0	15		19.44	292	
STG	STORAGE	0	24		60.75	1,458	
WDK	WOOD DECK	0	144		29.36	4,228	
Ttl Gross Liv / Lease Area		1,620	3,084			295,680	

