

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
CAVANAUGH DONALD J CAVANAUGH JANE A 112 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_388946_2850340												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	246100		246,100						
												RES LAND		101	152200		152,200						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4600		4,600						
				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		402,900		402,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CAVANAUGH DONALD J				04449	0159	07-11-1977	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
												2024	101	227,600	2023	101	209,100	2022	101	187,300			
													101	152,200		101	139,000		101	125,400			
													101	1,400		101	800		101	800			
												Total		381,200		Total		348,900		Total		313,500	
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				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+	AVG. (+)	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	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	134.08	
Interior Floor 2	3	HARDWOOD	RCN	351,629	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1958	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	246,100	
FBM Sqft	938		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	80	12.00	1985	70	0.00	GD	A	1.00	700
02	SHED/FR			L	96	12.00	1986	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2015	70	1.00			0.00	0
19	PATIO			L	660	8.00	2019	60	0.00	AV	A	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,340		32.85	44,015
EFB	ENCL PORCH	0	153		82.65	12,646
FFL	1ST FLOOR	1,556	1,556		164.24	255,551
GAR	GARAGE	0	528		65.63	34,654
OPF	OPEN PORCH	0	160		16.42	2,628
WDK	WOOD DECK	0	64		33.36	2,135
Ttl Gross Liv / Lease Area		1,556	3,801			351,629

