

State Use 101
Print Date 11/19/2025 9:21:41 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
THAYER AWONIYI JAIME I S 47 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379752_2856485												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		191700		191,700																													
												RES LAND		101		113700		113,700																													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400																													
				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		305,800		305,800																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
THAYER AWONIYI JAIME I S ROSS COLETTE J ROSS JOSEPH F + COLETTE J				25947 0042		07-18-2025		Q		I		315,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				09052 0188		02-01-1995		U		I		1		1F		2025		101		174,400		2024		101		161,500		2023		101		148,500															
				02695 0024		08-13-1959		U		I		0						101		113,700				101		113,700		101		103,400																	
																		101		400				101		400		101		200																	
				Total												Total		288,500		Total		275,600		Total		252,100																					
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 191,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 113,700 Special Land Value 0 Total Appraised Parcel Value 305,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 305,800																													
Nbhd			Nbhd Name						Tracing			Batch																																			
0001									101			MA																																			
NOTES																																															
																		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	
																		201302353		07-10-2013		25		WINDOWS		10,000		05-07-2014		100		05-07-2014		REPLACEMENT		05-07-2014						105		15		PERMIT VISIT	
																																				04-19-2004						317		14		INSPECTED	
																																				03-31-2004						250		22		MAILER SENT	
																		12-02-2003						274		2		MEASURED																			
																		08-16-1991						131		3		MEAS+INSPCTD																			
																		12-12-1988						105		15		PERMIT VISIT																			
																		01-13-1984						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		RB				16,157	SF	7.04	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.04	113,700																								
Total Card Land Units								0.37	AC	Parcel Total Land Area: 0.37								Total Land Value								113,700																					

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			
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2	8	BRICK VENR	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		162.49	
Interior Floor 1	4	CARPET	RCN		304,278	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1959	
Heat Type	1	FORCED H/A	Effective Year Built		1988	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		191,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	874		Dep Ovr Comment			
FBM Quality	3		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
01	SHED/MTL			L	70	10.00	1985	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	1,248		36.61	45,687
EFP	ENCL PORCH	0	88		91.37	8,041
FFL	1ST FLOOR	1,248	1,248		182.75	228,071
GAR	GARAGE	0	308		72.98	22,478
Ttl Gross Liv / Lease Area		1,248	2,892			304,278

