

Property Location: 40 FAIRVIEW ST
Vision ID: 1538

Account #1573

MAP ID:25/ 15/ B/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 13:12

CURRENT OWNER

ESPOSITO WALTER J

40 FAIRVIEW ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

152,200

Appraised Value

63,500

79,900

8,800

152,200

Assessed Value

63,500

79,900

8,800

152,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

ESPOSITO WALTER J

ESPOSITO WALTER J +,

CICCHETTI HELEN G HEIRS O

CICCHETTI HELEN G HEIRS O

BK-VOL/PAGE

11509/ 098

08100/ 0276

08100/ 0275

01902/ 0591

SALE DATE

02/16/2001

07/02/1992

07/02/1992

10/31/1947

q/u

U

U

U

U

v/i

I

I

I

I

SALE PRICE

100

91,455

1

0

V.C.

A

F

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

55,700

82,500

10,700

148,900

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

72,600

82,500

10,700

165,800

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

77,200

86,100

10,800

174,100

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

16X22 SCREENED PORCH IS ACTUALLY A OFF

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

63,500

0

8,800

79,900

0

152,200

C

0

152,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

10/17/2014

07/08/2004

11/06/2003

07/16/1992

04/27/1992

317

250

274

131

107

2

22

2

14

2

MEASURED

MAILER SENT

MEASURED

INSPECTED

MEASURED

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

SF

Unit Price

5.15

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

5.15

Land Value

79,900

Total Card Land Units:

0.36

AC

Parcel Total Land Area:

0.36

AC

Total Land Value:

79,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	692		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	2			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			77.13
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	5		STEAM	Replace Cost			132,270
AC Type	03		FULL	AYB			1930
Bedrooms	2			EYB			1962
Full Baths	1			Dep Code			FR
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %		52	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		48	
Bsmt Garage				Apprais Val		63,500	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
03 14	GARAGE SCRN HSE	OB	Outbuilding	L	400	28.18	1948	A		FR	50	5,600
				L	352	14.95	1988	A		AV	60	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	988		15.46	15,271
EFP	ENCL PORCH	0	194		23.06	4,473
FFL	1ST FLOOR	1,010	1,010		77.13	77,897
OFP	OPEN PORCH	0	40		7.71	309
UTQ	UNFIN TQS	0	988		34.74	34,321
Ttl. Gross Liv/Lease Area:		1,010	3,220	1,715		132,270

