

Property Location: 191 CHESTNUT ST

Vision ID: 2265

Account #2305

MAP ID:29/ 4/ 2/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 19:04

CURRENT OWNER		TOPO.	UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
TOMROC HOLDINGS LLC			1	TYPCL					Description	Code	Appraised Value	Assessed Value																
									RESIDENTL.	101	125,500	125,500																
									RES LAND	101	77,100	77,100																
191 CHESTNUT ST									RESIDENTL.	101	300	300																
EAST LONGMEADOW, MA 01028		SUPPLEMENTAL DATA																										
Additional Owners:		Other ID: SP Permit FDC Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380858_2846702				Received Prior ID Owner Occ Final Area 1221 Current Ac. .76 ASSOC PID#																						
										Total				202,900		202,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
TOMROC HOLDINGS LLC PATTENAUE SCOTT PROBERT BERYL M,		20109/ 328 13712/ 42 05628/ 0027		11/22/2013 10/16/2003 06/08/1984		U	I	129,000 181,500 55,000		1N	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
											2014	B	111,000		2013	B	108,500		2012	B	116,300							
											2014	L	79,600		2013	L	79,600		2012	L	85,000							
											2014	O	1,900		2013	O	1,900		2012	O	1,900							
											Total:		192,500		Total:		190,000		Total:		203,200							
EXEMPTIONS				OTHER ASSESSMENTS																								
Year	Type	Description		Amount		Code	Description		Number	Amount	Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor															
Total:																												
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch					Appraised Bldg. Value (Card) 125,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 300 Appraised Land Value (Bldg) 77,100 Special Land Value 0 Total Appraised Parcel Value 202,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 202,900												
0001/A								101			MA																	
NOTES																												
FFL ADD 13X17 IN 1970 96 BP NVC NC=REBUILDING DECK RECK 2015																												
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											
201400085	01/22/2014	42	REPAIRS		10,000		04/22/2014	100	04/22/2014	ROOF, SIDING, DECK 804/22/2014		04/22/2014			105	15	PERMIT VISIT											
170	06/25/2004	11	POOL		200			0		27' ABV GRND		01/03/2005			311	15	PERMIT VISIT											
228	09/11/1996	MN	Manual Note		6,000			0		REROOF		03/18/2004			250	22	MAILER SENT											
												09/19/2003			274	2	MEASURED											
												12/31/1996			200	15	PERMIT VISIT											
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value					
1	101	ONE FAM		RA				33,106	SF	2.59	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	.90		2.33	77,100				
Total Card Land Units:								0.76	AC	Parcel Total Land Area:								0.76	AC	Total Land Value:								77,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	300			
Stories	1.50		1 1/2 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								
Interior Floor 1	4		CARPET	Adj. Base Rate:				
Interior Floor 2	3		HARDWOOD	98.78				
Heat Fuel	1		OIL					
Heat Type	3		FORCED H/W					
AC Type	03		FULL					
Bedrooms	3							
Full Baths	2			Replace Cost	158,839			
Half Baths	0			AYB	1941			
Extra Fixtures	0			EYB	1993			
Total Rooms	6			Dep Code	GV			
Bath Style	A		AVERAGE	Remodel Rating				
Kitchen Style	A		AVERAGE	Year Remodeled				
Kitchens	1		WOOD	Dep %	21			
Extra Kitchens	0	Functional Obslnc						
Frame	1	External Obslnc						
Basement Floor	12	Cost Trend Factor		1				
Bsmt Garage		Condition		NC				
Units	1	% Complete		79				
WS Flues		Overall % Cond		79				
FBM Quality	3	Apprais Val		125,500				
Fireplaces	1	Dep % Ovr		0				
		Dep Ovr Comment						
		Misc Imp Ovr	0					
		Misc Imp Ovr Comment						
		Cost to Cure Ovr	0					
		Cost to Cure Ovr Comment						

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	72	7.48	1972	A		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	600		19.76	11,854						
FFL	1ST FLOOR	1,149	1,149		98.78	113,499						
HST	HALF STORY	300	600		49.39	29,634						
STG	STORAGE	0	72		39.79	2,865						
WDK	WOOD DECK	0	70		14.11	988						
Ttl. Gross Liv/Lease Area:		1,449	2,491	1,608								

