Property Location: 120 CHESTNUT ST | MAP ID: 29/ 43/ 0/ / | Bldg Name: | State Use: 101

Vision ID: 2270 | Account #2310 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/27/2014 19:05

## CURRENT OWNER

AVIS JAMES J
AVIS MURPHY HELEN
120 CHESTNUT ST

EAST LONGMEADOW, MA 01028
Additional Owners:

| TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|
| | 1 TYPCL | | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Other ID: | | Received | |
| SP Permit | | Prior ID | |
| Chapter Land | | Owner Occ | N |
| OC Dates | | Final Area | 1523 |
| In+Ex FY | | Current Ac. | .52204 |
| Mailed | | | |
| GIS ID: | F_382403_2846334 | ASSOC PID# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 133,900 | 133,900 |
| RES LAND | 101 | 74,100 | 74,100 |
| RESIDNTL. | 101 | 1,200 | 1,200 |
| Total | | 209,200 | 209,200 |

1006
AST LONGMEADOW, M

VISION

## RECORD OF OWNERSHIP

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| AVIS JAMES J | 13476/ 124 | 08/07/2003 | U | I | 100 | A |
| AVIS,JAMES J | 10189/ 297 | 03/09/1998 | U | I | 87,500 | |
| SOVIS STEPHEN J II, | 09446/ 0432 | 04/11/1996 | U | I | 1 | A |
| SOVIS PHYLLIS O | 02552/ 0592 | 07/01/1957 | U | I | 0 | |

## PREVIOUS ASSESSMENTS (HISTORY)

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2014 | B | 129,300 | 2013 | B | 130,300 | 2012 | B | 128,200 |
| 2014 | L | 76,400 | 2013 | L | 76,400 | 2012 | L | 81,600 |
| 2014 | O | 1,800 | 2013 | O | 1,800 | 2012 | O | 1,800 |
| | Total: | 207,500 | | Total: | 208,500 | | Total: | 211,600 |

## EXEMPTIONS

| Year | Type | Description | Amount |
|---|---|---|---|
| | | Total: | |

## OTHER ASSESSMENTS

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|

This signature acknowledges a visit by a Data Collector or Assessor

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 133,900 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 1,200 |
| Appraised Land Value (Bldg) | 74,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 209,200 |
| Valuation Method: | C |
| Adjustment: | 0 |
| Net Total Appraised Parcel Value | 209,200 |

## ASSESSING NEIGHBORHOOD

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 101 | MA |

## NOTES

WET BMT WATER PROBLEM NEW POSTS &
RAILINGS ON EXISTING PORCH HOUSE HAS
NEW WOOD SHINGLE SIDING IN 1999

## BUILDING PERMIT RECORD

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 73 | 04/04/2011 | 17 | DECK | 10,000 | | 0 | | COVERED DECK COV |
| 265 | 08/26/2008 | 7 | REMODEL | 14,000 | | 0 | | CONVERT SPARE BED |
| 98 | 05/12/2003 | 4 | ADDITION | 9,767 | | 0 | | |
| 204 | 08/17/1999 | 12 | REROOF | 1,400 | | 0 | | |

## VISIT/ CHANGE HISTORY

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 02/03/2012 | | | 317 | 15 | PERMIT VISIT |
| 01/09/2009 | | | 317 | 15 | PERMIT VISIT |
| 02/27/2004 | | | 105 | 3 | MEAS+INSPCTD |
| 02/19/2004 | | | 311 | 3 | MEAS+INSPCTD |
| 02/04/2004 | | | 311 | 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 Spec Use | Special Pricing Spec Calc | | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 101 | ONE FAM | RA | | | | 22,740 | SF | 3.62 | 1.0000 | 5 | 1.0000 | 1.00 | MA | 1.00 | | | TRF2 | .90 | .90 | 3.26 | 74,100 |

Total Card Land Units: 0.52 AC | Parcel Total Land Area: 0.52 AC | Total Land Value: 74,100

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 19 | | RANCH |
| Model | 01 | | RESIDENTIAL |
| Grade | C | | AVERAGE |
| Stories | 1.00 | | 1 Story |
| Foundation | 2 | | |
| Exterior Wall 1 | 1 | | WOOD SHING |
| Exterior Wall 2 | | | |
| Roof Structure | 1 | | GABLE |
| Roof Cover | 1 | | ASPHALT SH |
| Interior Wall 1 | 1 | | DRYWALL |
| Interior Wall 2 | | | |
| Interior Floor 1 | 3 | | HARDWOOD |
| Interior Floor 2 | 4 | | CARPET |
| Heat Fuel | 2 | | GAS |
| Heat Type | 3 | | FORCED H/W |
| AC Type | 01 | | None |
| Bedrooms | 2 | | |
| Full Baths | 2 | | |
| Half Baths | 0 | | |
| Extra Fixtures | 0 | | |
| Total Rooms | 6 | | |
| Bath Style | A | | AVERAGE |
| Kitchen Style | A | | AVERAGE |
| Kitchens | 1 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | 12 | | |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | | | |
| FBM Quality | 4 | | |
| Fireplaces | 1 | | |

## CONSTRUCTION DETAIL (CONTINUED)

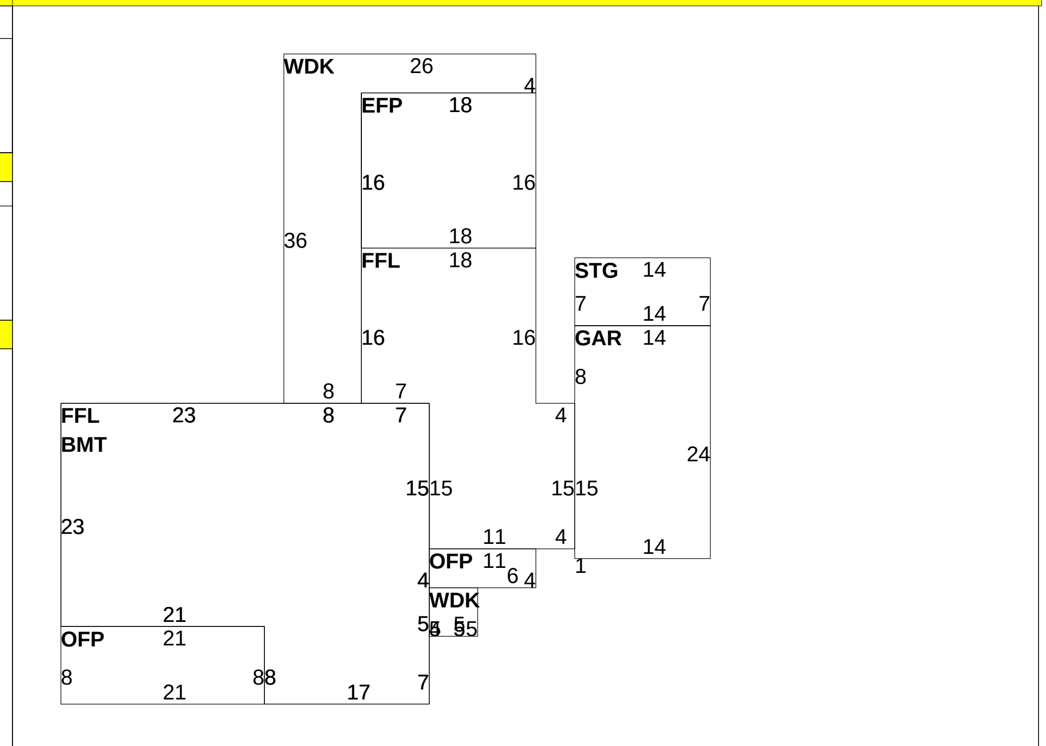
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | |
| FBM Sqft | 758 | | |
| Int vs Ext | S | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 89.09 |
| Replace Cost | 183,435 |
| AYB | 1957 |
| EYB | 1987 |
| Dep Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 27 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 73 |
| Apprais Val | 133,900 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 02 | SHED/FR | | | L | 120 | 7.48 | 2001 | A | | GD | 70 | 600 |
| 22 | WOOD DK | | | L | 96 | 9.20 | 2001 | A | | GD | 70 | 600 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,010 | | 17.82 | 17,996 |
| EFP | ENCL PORCH | 0 | 288 | | 26.60 | 7,662 |
| FFL | 1ST FLOOR | 1,523 | 1,523 | | 89.09 | 135,683 |
| GAR | GARAGE | 0 | 336 | | 35.53 | 11,938 |
| OFP | OPEN PORCH | 0 | 212 | | 8.82 | 1,871 |
| STG | STORAGE | 0 | 98 | | 35.45 | 3,474 |
| WDK | WOOD DECK | 0 | 385 | | 12.50 | 4,811 |
| **Ttl. Gross Liv/Lease Area:** | | 1,523 | 3,852 | 2,059 | | 183,435 |