

Property Location: 68 FAIRVIEW ST
Vision ID: 268

Account #275

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State User: 101
Print Date: 12/25/2014 23:18

CURRENT OWNER

NEVINS TRACY L
NEVINS PAUL R
68 FAIRVIEW ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_379298_2854278

Received
Prior ID
Owner Occ Y
Final Area 1391
Current Ac. .27968

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

96,700

96,700

RES LAND

101

78,800

78,800

RESIDENTL.

101

14,000

14,000

Total

189,500

189,500

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

NEVINS TRACY L
MC CARTHY,PAMELA K
MCCARTHY WILLIAM T + PAMELA K,
LOPARDO PAUL R + L N PITE
STANLEY LUCY J

11188/ 203
BK10211-P125
09694/ 0363
07871/ 0474
02660/ 0549

05/09/2000
03/26/1998
11/25/1996
12/03/1991
02/18/1959

U
U
U
U
U

I
I
I
I
I

99,900
1
84,000
1
0

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

90,100

2013

B

96,000

2012

B

100,500

2014

L

81,300

2013

L

81,300

2012

L

84,900

2014

O

17,200

2013

O

17,300

2012

O

17,400

Total:

188,600

Total:

194,600

Total:

202,800

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

96 BP NVC SINK IN BASEMENT

APPROAISED 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

96,700

0

14,000

78,800

0

189,500

C

0

189,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

122
64
225
48

04/20/2006
04/03/2002
09/05/1996
03/01/1987

4
3
12
MN

ADDITION
GARAGE
REROOF
Manual Note

25,000
7,500
1,700
2,200

0
0
0
0

OC 10/19/06 16` X 35` ME

REROOF
PORCH

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/11/2007
01/11/2007
12/21/2006
03/22/2004
01/09/2003

311
311
311
311
274

14
15
15
3
15

INSPECTED
PERMIT VISIT
PERMIT VISIT
MEAS+INSPCTD
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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

12,183 SF

6.47

1.0000

5

1.0000

1.00

MA

1.00

Special Pricing

Spec Use

Spec Calc

1.00

6.47

78,800

Total Card Land Units:

0.28 AC

Parcel Total Land Area:

0.28 AC

Total Land Value:

78,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft	755		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	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	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			96.03
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			158,544
Heat Type	3		FORCED H/W	AYB			1960
AC Type	01		None	EYB			1975
Bedrooms	3			Dep Code			AV
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			39
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			61
Basement Floor	12			Apprais Val			96,700
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	0			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	112	7.48	1970	A		AV	60	500
02	SHED/FR			L	48	7.48	1970	A		AV	60	200
04	GARAGE/L			L	624	30.48	2002	A		GD	70	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,258		19.24	24,199	
BNT	BSMT ENTRY	0	25		3.84	96	
FFL	1ST FLOOR	1,391	1,391		96.03	133,576	
OPF	OPEN PORCH	0	66		10.18	672	
Ttl. Gross Liv/Lease Area:		1,391	2,740	1,651		158,544	

