

Property Location: 35 FISHER AV
Vision ID: 302

Account #310

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 104
Print Date: 12/25/2014 23:28

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																		
SABADOSA RUSSELL TRUSTEE 444A NORTH MAIN ST #331 EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code						Appraised Value		Assessed Value												
												RESIDENTL. RES LAND		104 104						105,800 70,300		105,800 70,300												
SUPPLEMENTAL DATA																																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378379_2853386								Received Prior ID Owner Occ Y Final Area 1728 Current Ac. .2298																										
												ASSOC PID#																						
RECORD OF OWNERSHIP												BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
SABADOSA RUSSELL TRUSTEE FITZGERALD THOMAS E + MARGARET, FITZGERALD THOMAS E + MCKANNA				15535/ 4 08494/ 0487 6747/ 0480 05892/ 0368		11/29/2005 07/19/1993 02/03/1988 09/06/1985		U	I	213,000 1 127,000 67,000		F	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value											
													2014	B	105,900		2013	B	109,700		2012	B	117,300											
													2014	L	72,500		2013	L	72,500		2012	L	75,700											
													Total:		178,400		Total:		182,200		Total:		193,000											
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.																				
Total:																																		
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																						
0001/A									104			MA																						
NOTES																																		
SUB DIV #583																		Appraised Bldg. Value (Card) 105,800																
																		Appraised XF (B) Value (Bldg) 0																
																		Appraised OB (L) Value (Bldg) 0																
																		Appraised Land Value (Bldg) 70,300																
																		Special Land Value 0																
																		Total Appraised Parcel Value 176,100																
																		Valuation Method: C																
																		Adjustment: 0																
																		Net Total Appraised Parcel Value 176,100																
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										
211		01/01/1986		MN	Manual Note			0				0				DEMO POECH		03/04/2004 10/10/1992 07/10/1985				311 131 500	3 2 15	MEAS+INSPCTD MEASURED 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	104	TWO FAM			IND				10,010	SF	7.80	1.0000	5	1.0000	0.90	MA	1.00	CLOC						1.00		7.02	70,300							
Total Card Land Units:										0.23	AC	Parcel Total Land Area:										0.23	AC	Total Land Value:										70,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	12		MULTI-CONV	#Heat Sys	2		
Model	03		MULTI-FAMILY	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	2		CONC BLOCK				
Exterior Wall 1	5		ASBESTOS				
Exterior Wall 2	4		VINYL				
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	5		STEAM				
AC Type	01		NONE				
Bedrooms	4						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	8						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	2						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	2						
WS Flues							
FBM Quality							
Fireplaces	0						

MIXED USE

Code	Description	Percentage
104	TWO FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	81.51
Replace Cost	160,335
AYB	1920
EYB	1980
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	34
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	66
Apprais Val	105,800
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		16.32	14,102
FFL	1ST FLOOR	864	864		81.51	70,427
OPF	OPEN PORCH	0	180		8.15	1,467
SFL	2ND FLOOR	864	864		81.51	70,427
STG	STORAGE	0	36		31.70	1,141
WDK	WOOD DECK	0	240		11.55	2,771

Ttl. Gross Liv/Lease Area: 1,728 3,048 1,967 160,335

STG6	6	6			
SFL	10	6	OFF	15	
FFL			OFF		6
BMT		6		15	
				15	1
	30				24
		10		20	2
			WDK	20	
			WDK		6
		6		20	

