

Property Location: 45 FAIRHAVEN DR
Vision ID: 4509

Account #4582

MAP ID:6/ 102/ 14/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 14:03

CURRENT OWNER

GOULD PHILIP A

45 FAIRHAVEN DR

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

170,300

Appraised Value

83,000

80,000

7,300

170,300

Assessed Value

83,000

80,000

7,300

170,300

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

GOULD PHILIP A

BK-VOL/PAGE

LC002-2131

SALE DATE

12/04/1985

q/u

U

v/i

I

SALE PRICE

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

77,600

82,600

7,800

168,000

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

81,600

82,600

7,800

172,000

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

86,100

86,200

7,800

180,100

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

83,000

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

7,300

Appraised Land Value (Bldg)

80,000

Special Land Value

0

Total Appraised Parcel Value

170,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

170,300

BUILDING PERMIT RECORD

Permit ID

67

Issue Date

03/15/2010

Type

25

Description

WINDOWS

Amount

10,205

Insp. Date

% Comp.

0

Date Comp.

Comments

NVC 9 REPLACEMENT

VISIT/ CHANGE HISTORY

Date

12/02/2010

03/24/2004

09/18/1990

05/08/1980

Type

IS

ID

317

319

131

500

Cd.

15

3

3

3

Purpose/Result

PERMIT VISIT

MEAS+INSPCTD

MEAS+INSPCTD

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RB

D

Front

Depth

Units

15,902

SF

Unit Price

5.03

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

5.03

Land Value

80,000

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

80,000

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	518		
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		107.62	
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	3			Replace Cost	136,032		
Full Baths	1			AYB	1961		
Half Baths	0			EYB	1975		
Extra Fixtures	0			Dep Code	AV		
Total Rooms	6			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %	39		
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12			Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	61		
WS Flues				Apprais Val	83,000		
FBM Quality	1			Dep % Ovr	0		
Fireplaces	1			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
03	GARAGE	OB	Outbuilding	L	432	28.18	1961	A		AV	60	7,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,036		21.50	22,277	
FFL	1ST FLOOR	1,057	1,057		107.62	113,755	
Ttl. Gross Liv/Lease Area:		1,057	2,093	1,264		136,032	

