

Property Location: 40 FAIRHAVEN DR
Vision ID: 4511

Account #4584

MAP ID:6/ 104/ 13/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use:101
Print Date:12/28/2014 14:04

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
VERDILE ROSA + GIUSEPPE VERDILE ANTHONY D 40 FAIRHAVEN DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value									
											RESIDENTL. RES LAND		101 101						76,100 79,700		76,100 79,700									
SUPPLEMENTAL DATA																														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376208_2847534											Received Prior ID Owner Occ Final Area 1032 Current Ac. .34435																			
											ASSOC PID#																			
Total											155,800							155,800												
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
VERDILE ROSA + GIUSEPPE GRUCHALA ANTOINETTE HEIRS ,+ DEVISSSES OF				LC-33880 LC001-8407			12/03/2008 01/19/1978		U	I I	84,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
														2014	B	72,000		2013	B	75,700		2012	B	80,300						
														2014	L	82,300		2013	L	82,300		2012	L	85,900						
Total:											154,300		Total:		158,000		Total:		166,200											
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																														
NBHD/ SUB			NBHD Name				Street Index Name				Tracing				Batch															
0001/A											101				MA															
NOTES																														
NOTE: LC 25927 DATE: 12/2/08 DOC: 178,681 & 682																														
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						
																		03/24/2004 09/18/1990 04/22/1980				319 131 500	3 3 3	MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD						
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			RB				15,000 SF		5.31		1.0000	5	1.0000	1.00	MA	1.00				Spec Use		Spec Calc		1.00	5.31	79,700		
Total Card Land Units:									0.34		AC	Parcel Total Land Area:				0.34 AC				Total Land Value:										79,700

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		
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1						
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	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	2						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	0						

CONSTRUCTION DETAIL (CONTINUED)

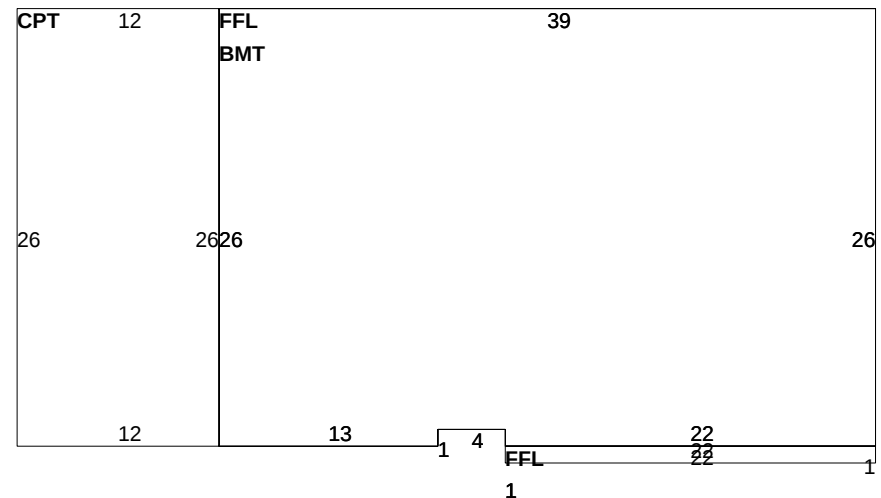
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	98.57
Replace Cost	124,697
AYB	1962
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	39
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	61
Apprais Val	76,100
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	1,010		19.71	19,912
CPT	CARPORT	0	312		9.79	3,056
FFL	1ST FLOOR	1,032	1,032		98.57	101,729

Ttl. Gross Liv/Lease Area:		1,032	2,354	1,265		124,697
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