

Property Location: 5 FAIRVIEW ST
Vision ID: 1589

Account #1624

MAP ID:25/ 23/ 2/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/25/2015 10:12

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
KASUNICK MARY C 5 FAIRVIEW ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	72,900	72,900		
						RES LAND	101	75,000	75,000		
						RESIDENTL.	101	600	600		
SUPPLEMENTAL DATA						Total				148,500	148,500
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380014_2853216			Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
KASUNICK MARY C LEAHY,WILLIAM G TORCIA,MICHAEL TRINCERI,ROBERT F STEELE RUTH E,		16606/ 126	04/05/2007	U	I	172,000	G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		11051/ 357	12/28/1999	U	I	72,500		2015	101	72,900	2014	B	69,300	2013	B	78,600
		11011/ 088	11/23/1999	U	I	92,000		2015	101	75,000	2014	L	77,400	2013	L	77,400
		10928/ 251	09/15/1999	U	I	88,000		2015	101	600	2014	O	500	2013	O	500
		02405/ 0561	08/01/1955	U	I	0		Total:			148,500	Total:	147,200	Total:	156,500	

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 Bldg. Value (Card) 72,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 600 Appraised Land Value (Bldg) 75,000 Special Land Value 0 Total Appraised Parcel Value 148,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 148,500													
NBHD/ SUB		NBHD Name										Street Index Name		Tracing		Batch	
0001/A														101		MA	

NOTES												SUB DIV #852			

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			
									10/31/2014			317	2	MEASURED			
									03/25/2004			250	22	MAILER SENT			
									11/06/2003			274	2	MEASURED			
									07/25/1980			500	3	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	RC				12,528 SF	6.30	1.0000	5	1.0000	0.95	MA	1.00	BCOR			1.00	5.99	75,000			
Total Card Land Units:							0.29	AC	Parcel Total Land Area:							0.29	AC	Total Land Value:					75,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	627		
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	2			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		88.70	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		119,474	
Heat Type	3		FORCED H/W	AYB		1910	
AC Type	03		FULL	EYB		1975	
Bedrooms	2			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	5			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
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		72,900	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			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	140	7.48	1960	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	895		17.74	15,877
EPF	ENCL PORCH	0	148		26.37	3,903
FFL	1ST FLOOR	853	853		88.70	75,658
HST	HALF STORY	157	313		44.49	13,925
UHS	UNFIN HALF STORY	0	313		26.64	8,337
WDK	WOOD DECK	0	140		12.67	1,774

Ttl. Gross Liv/Lease Area:		1,010	2,662	1,347		119,474

