Property Location: 44 CHESTNUT ST | MAP ID: 40/ 47/ 0/ / | Bldg Name: | State Use: 101

Vision ID: 3513 | Account #3569 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/30/2015 14:26

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| GIRHINY BART A<br>GIRHINY LORI A<br>44 CHESTNUT ST<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: | | 1 TYPCL | | |

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Other ID: | Received |
| SP Permit | Prior ID |
| Chapter Land | Owner Occ |
| OC Dates | Final Area |
| In+Ex FY | Current Ac. |
| Mailed | |
| GIS ID: F_383820_2846586 | ASSOC PID# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 73,800 | 73,800 |
| RES LAND | 101 | 73,800 | 73,800 |
| RESIDNTL. | 101 | 9,900 | 9,900 |
| Total | | 157,500 | 157,500 |

1006
AST LONGMEADOW, M

VISION

**RECORD OF OWNERSHIP**

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| GIRHINY BART A | 11731/ 191 | 06/29/2001 | U | I | 145,500 | |
| TONNER,PAUL C | 10981/ 171 | 10/29/1999 | U | I | 1 | A |
| TONNER,PAUL C | 10981/ 157 | 10/29/1999 | U | I | 128,000 | |
| CAVA,RICO E & | 10320/ 058 | 06/10/1998 | U | I | 1 | A |
| CAVA RICO E +, | 08250/ 0450 | 11/23/1992 | U | I | 108,300 | |
| FEDERAL DEPOSIT INSURANCE | 08062/ 0297 | 05/29/1992 | U | I | 90,500 | L |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2015 | 101 | 73,800 | 2014 | B | 67,200 | 2013 | B | 77,000 |
| 2015 | 101 | 73,800 | 2014 | L | 76,100 | 2013 | L | 76,100 |
| 2015 | 101 | 9,900 | 2014 | O | 11,300 | 2013 | O | 11,300 |
| | Total: | 157,500 | | Total: | 154,600 | | Total: | 164,400 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| | | Total: | |

**OTHER ASSESSMENTS**

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|

*This signature acknowledges a visit by a Data Collector or Assessor*

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 73,800 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 9,900 |
| Appraised Land Value (Bldg) | 73,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 157,500 |
| Valuation Method: | C |
| Adjustment: | 0 |
| Net Total Appraised Parcel Value | 157,500 |

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 101 | MA |

**NOTES**

LOW BMT

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 156 | 06/12/2000 | 11 | POOL | 2,200 | | 0 | | |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 11/22/2011 | | | 316 | 2 | MEASURED |
| 11/05/2002 | | | 274 | 3 | MEAS+INSPCTD |
| 01/25/2001 | | | 247 | 15 | PERMIT VISIT |
| 06/09/1992 | | | 131 | 1 | LEFT NOTICE |
| 08/04/1982 | | | AO | 1 | LEFT NOTICE |

**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 | Spec Use | Spec Calc | | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 101 | ONE FAM | RA | | | | 21,780 | SF | 3.77 | 1.0000 | 5 | 1.0000 | 1.00 | MA | 1.00 | | | TRF2 | .90 | .90 | 3.39 | 73,800 |

Total Card Land Units: 0.50 AC | Parcel Total Land Area: 0.5 AC | Total Land Value: 73,800

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 15 | | OLD STYLE |
| Model | 01 | | RESIDENTIAL |
| Grade | C | | AVERAGE |
| Stories | 1.50 | | 1 1/2 Stories |
| Foundation | 1 | | CONCRETE |
| Exterior Wall 1 | 4 | | VINYL |
| 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 | 5 | | STEAM |
| AC Type | 01 | | NONE |
| Bedrooms | 3 | | |
| Full Baths | 2 | | |
| Half Baths | 0 | | |
| Extra Fixtures | 0 | | |
| Total Rooms | 6 | | |
| Bath Style | A | | AVERAGE |
| Kitchen Style | A | | AVERAGE |
| Kitchens | 1 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | 12 | | |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | | | |
| FBM Quality | | | |
| Fireplaces | 0 | | |

## CONSTRUCTION DETAIL (CONTINUED)

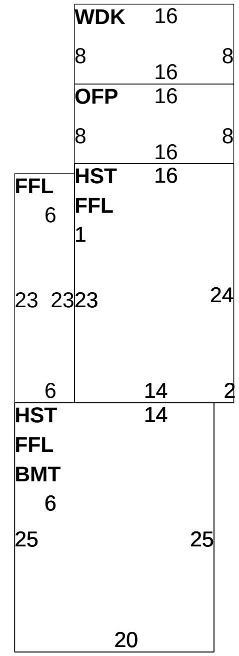
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | NO |
| FBM Sqft | | | |
| Int vs Ext | S | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 75.83 |
| Replace Cost | 120,943 |
| AYB | 1900 |
| 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 | 73,800 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 02 | SHED/FR | | | L | 160 | 7.48 | 1970 | A | | AV | 60 | 700 |
| 03 | GARAGE | OB | Outbuilding | L | 420 | 28.18 | 1950 | A | | AV | 60 | 7,100 |
| 07 | POOL A-C | OB | Outbuilding | L | 24 | 69.00 | 2000 | G | | GD | 70 | 1,400 |
| 22 | WOOD DK | | | L | 132 | 9.20 | 2000 | A | | AV | 60 | 700 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 500 | | 15.17 | 7,583 |
| FFL | 1ST FLOOR | 1,022 | 1,022 | | 75.83 | 77,494 |
| HST | HALF STORY | 442 | 884 | | 37.91 | 33,515 |
| OFP | OPEN PORCH | 0 | 128 | | 7.70 | 986 |
| WDK | WOOD DECK | 0 | 128 | | 10.66 | 1,365 |
| | *Ttl. Gross Liv/Lease Area:* | 1,464 | 2,662 | 1,595 | | 120,943 |