

Property Location: 15 FAIRHAVEN DR
Vision ID: 4638

Account #4711

MAP ID:6/ 98/ 6/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 09:37

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																												
TRANGHESE DONALD J 15 FAIRHAVEN DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																						
											RESIDENTL.		101						109,900		109,900																						
											RES LAND		101						80,600		80,600																						
											RESIDENTL.		101		200		200																										
SUPPLEMENTAL DATA																																											
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376447_2847983				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																				
Total											190,700				190,700																												
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																												
TRANGHESE DONALD J TRANGHESE DONALD J, ALDEN DORIS F,			35442/ LC LC-30446 LC001-5081		12/19/2012 03/15/2002 05/10/1971		U U U		I I I		6,000 125,000 0		1A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value												
															2015		101		109,900		2014		B		104,800		2013		B		112,500												
															2015		101		80,600		2014		L		83,100		2013		L		83,100												
															2015		101		200		2014		O		200		2013		O		200												
															Total:				190,700		Total:				188,100		Total:				195,800												
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																																											
PATIO EST														Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value																													
														109,900 0 200 80,600 0 190,700 C 0 190,700																													
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															
302		10/01/1992		MN		Manual Note		18,000				0				ADDITION		09/09/2010 03/30/2004 01/17/1994 03/01/1993 04/13/1992						316 311 105 131 131		2 1 16 15 14		MEASURED LEFT NOTICE FIELDREV CHG PERMIT VISIT INSPECTED															
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								17,286		SF		4.66		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		4.66		80,600	
Total Card Land Units:						0.40		AC		Parcel Total Land Area:						0.4 AC		Total Land Value:										80,600															

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		NO			
Grade	C		AVERAGE	FBM Sqft	1039					
Stories	1.00		1 STORY	Int vs Ext	S		SAME			
Foundation	1		CONCRETE	MIXED USE						
Exterior Wall 1	20		COMP CLAP	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	3		HARDWOOD					Adj. Base Rate:		90.20
Interior Floor 2	4		CARPET							
Heat Fuel	2		GAS					Replace Cost		180,131
Heat Type	1		FORCED H/A					AYB		1962
AC Type	01		NONE					EYB		1975
Bedrooms	3							Dep Code		AV
Full Baths	2							Remodel Rating		
Half Baths	0							Year Remodeled		
Extra Fixtures	0							Dep %		39
Total Rooms	6							Functional Obslnc		
Bath Style	A		AVERAGE					External Obslnc		
Kitchen Style	A		AVERAGE					Cost Trend Factor		1
Kitchens	1							Condition		
Extra Kitchens	0							% Complete		
Frame	1		WOOD					Overall % Cond		61
Basement Floor	12		CONCRETE					Apprais Val		109,900
Bsmt Garage								Dep % Ovr		0
Units	1							Dep Ovr Comment		
WS Flues								Misc Imp Ovr		0
FBM Quality	1							Misc Imp Ovr Comment		
Fireplaces	1							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	48	7.48	1962	F		FR	50	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,385		18.04	24,986
FFL	1ST FLOOR	1,563	1,563		90.20	140,984
GAR	GARAGE	0	294		36.20	10,644
OPF	OPEN PORCH	0	60		9.02	541
PAT	PATIO	0	48		3.76	180
WDK	WOOD DECK	0	222		12.60	2,796

Ttl. Gross Liv/Lease Area:		1,563	3,572	1,997		180,131
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