

Property Location: 48 FAIRVIEW ST

MAP ID:14/ 29/ 3/ /

Bldg Name:

State Use:101

Vision ID: 270

Account #277

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 14:55

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
PEZZETTA CHRISTIE			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
15 SHAW ST						RESIDENTL.	101	83,900	83,900		
EAST LONGMEADOW, MA 01028						RES LAND	101	80,400	80,400		
Additional Owners:						RESIDENTL.	101	400	400		
SUPPLEMENTAL DATA						Total				164,700	164,700
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379416_2853856			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
PEZZETTA CHRISTIE		13877/ 57	01/02/2004	U	I	1	H	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
PEZZETTA,JOHN		11820/ 342	08/20/2001	U	I	89,900		2016	101	83,000	2015	101	83,000	2014	B	76,700	
LINDWALL ERIC J,		08567/ 0336	09/22/1993	U	I	87,000		2016	101	78,100	2015	101	78,100	2014	L	80,600	
HUBBELL DOROTHY S HEIRS O		01903/ 0204	11/03/1947	U	I	0		2016	101	400	2015	101	400				
Total:										161,500	Total:				161,500	Total:	157,300

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 VALUE SUMMARY							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						101		MA											
NOTES												Appraised Bldg. Value (Card) 83,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 80,400 Special Land Value 0 Total Appraised Parcel Value 164,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 164,700							
12/04 ADDITION WILL HAVE SEVERAL ROOMS																			
NC= CK FOR LARGE OFP IN 07 (ONE RM																			
HARDWOOD, THE REST LINO/VINYL)																			
12/21/2006, NVC OFP FRAMED ONLY																			
DECK EST																			

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			
314	10/07/2004	4	ADDITION	80,000		0		OC 6/8/2005 NVC	02/01/2008			317	15	PERMIT VISIT			
									12/21/2006			311	15	PERMIT VISIT			
									12/29/2005			311	3	MEAS+INSPCTD			
									12/05/2005			311	15	PERMIT VISIT			
									12/17/2004			311	2	MEASURED			

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				10,000	SF	7.81	1.0300	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	8.04	80,400	
Total Card Land Units:			0.23		AC	Parcel Total Land Area:			0.23		AC		Total Land Value:								80,400	

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			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	5		ASBESTOS	Code	Description		Percentage
Exterior Wall 2	2		CLAPBOARD	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL				
Interior Floor 1	5		LINO/VINYL	Adj. Base Rate:		90.93	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		149,851	
AC Type	03		FULL	AYB		1948	
Bedrooms	3			EYB		1970	
Full Baths	1			Dep Code		AV	
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %		44	
Bath Style	F		FAIR	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		56	
Bsmt Garage				Apprais Val		83,900	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value				
BMT	BASEMENT			0	720		18.19	13,094				
FFL	1ST FLOOR			1,484	1,484		90.93	134,939				
OPF	OPEN PORCH			0	28		9.74	273				
WDK	WOOD DECK			0	120		12.88	1,546				

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