

Property Location: 41 FISHER AV

Account #311

MAP ID:14A/ 26A/ A/ /

Bldg Name:

State Use:400

Vision ID: 303

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 15:04

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION						
GIOIELLA GIOVANNI GIOIELLA PASQUALINA 41 FISHER AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value								
											INDUSTR.		400		165,500		165,500								
													IND LAND		400		53,600					53,600			
													INDUSTR.		400		1,300					1,300			
SUPPLEMENTAL DATA										Total										220,400		220,400			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378316_2853451						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)												
GIOIELLA GIOVANNI PECOUSIC HOLDINGS LLC, FITZGERALD JOHN F + KATHLEEN M, MCKANNA				14918/ 272 11225/ 076 6747/ 0478 0/ 0		04/01/2005 06/09/2000 02/03/1988		U	I V V U	235,000 50,000 33,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2016	400	165,500		2015	400	165,500		2014	B	175,500		
													2016	400	53,600		2015	400	53,600		2014	L	58,000		
													2016	400	1,300		2015	400	1,300		2014	O	2,400		
													Total:		220,400		Total:		220,400		Total:		235,900		
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 159,200 Appraised XF (B) Value (Bldg) 6,300 Appraised OB (L) Value (Bldg) 1,300 Appraised Land Value (Bldg) 53,600 Special Land Value 0 Total Appraised Parcel Value 220,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 220,400											
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.													
Total:																									
ASSESSING NEIGHBORHOOD																									
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								400			IA														
NOTES																									
SUB DIV #583																									
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					
115		05/05/2005		6	SIGN		466			0			3' X 6' WALL		12/12/2005			311	15	PERMIT VISIT					
227		08/28/2001		60	COMM BLDG		212,350			0			NEW MACHINE SHOP;		05/14/2004			303	3	MEAS+INSPCTD					
															03/01/2002			105	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	400	FACTORY			IND				9,382	SF	8.16	0.7000	B	1.0000	1.00	IA	1.00					1.00	5.71	53,600	
Total Card Land Units:									0.22		AC	Parcel Total Land Area:				0.22 AC			Total Land Value:						53,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	34		INDUSTRIAL				
Model	96		INDUSTRIAL				
Grade	B+		GOOD (+)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				400	FACTORY		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	6		AVERAGE				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		58.80	
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		174,937	
Heating Type	4		RADIANT HW	AYB		2001	
AC Percent	10			EYB		2005	
FBM Sqft				Dep Code		GD	
Bldg Use	400		FACTORY	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		9	
Full Baths	0			Functional Obslnc			
Half Baths	2			External Obslnc			
Extra Fixtures	1			Cost Trend Factor		1	
#Heat Sys	0			Condition			
Frame	2		STEEL	% Complete		91	
Bath Style	A		AVERAGE	Overall % Cond		159,200	
Foundation	6		SLAB	Apprais Val		0	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment		0	
FBM Quality				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
85	PAVING			L	1,300	1.61	2001	A		AV	60	1,300
65	MEZ-UNF	EX	Extra Feature	B	403	17.25	2005	A	1	AV	91	6,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,975	2,975		58.80	174,937	
Ttl. Gross Liv/Lease Area:		2,975	2,975	2,975		174,937	

