

Property Location: 45 OLD FARM RD
Vision ID: 4284

Account #4353

MAP ID:54/ 30/ 16/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 17:25

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA
FINI CHRISTINE M 45 OLD FARM RD EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value	
						RESIDENTL. RES LAND	101 101	422,400 84,600	422,400 84,600	
		SUPPLEMENTAL DATA				Total		507,000	507,000	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_386011_2843567			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#							VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
FINI CHRISTINE M FRISBIE CHRISTINE M, FRISBIE,MICHAEL W KANE MICHAEL J, PROSPECT PARTNERSHIP THE WARD JOSEPH E ETAL D/B/A		18949/ 285	10/11/2011	U	I	1	F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		17324/ 134	05/30/2008	U	I	1	H	2016	101	418,100	2015	101	418,100	2014	B	409,900
		14759/ 540	01/12/2005	U	I	619,900		2016	101	82,200	2015	101	82,200	2014	L	86,800
		09276/ 0589	10/13/1995	U	V	1	B									
		09018/ 0022	12/15/1994	U	V	602,840	G									
WARD JOSEPH E ETAL D/B/A		06972/ 0245	09/22/1988	U	I	1	B	Total:		500,300	Total:		500,300	Total:		496,700

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		NS	

NOTES					
FY97 + 98 ATB SETTLEMENT 38000					

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	
285	10/16/2000	2	DWELLING	150,000		0			02/20/2009 11/24/2008 05/10/2001 01/31/2001			317 317 247 247	14 2 3 15	INSPECTED MEASURED MEAS+INSPCTD PERMIT VISIT	

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				
																Spec Use	Spec Calc								
1	101	ONE FAM	RAA				40,000	SF	2.20	1.8800	2	1.0000	0.50	NS	1.00	WET4				1.00	2.07	82,800			
1	101	ONE FAM	RAA				0.52	AC	7,000.00	1.0000	0	1.0000	0.50	NS	1.00	WET4				1.00	3,500.00	1,800			
Total Card Land Units:							1.44	AC	Parcel Total Land Area:							1.44	AC	Total Land Value:							84,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	1		YES	
Grade	A		VERY GOOD	FBM Sqft	873			
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	2		HIP	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				131.46
Interior Floor 1	3		HARDWOOD	Replace Cost				444,610
Interior Floor 2	4		CARPET	AYB				2000
Heat Fuel	2		GAS	EYB				2009
Heat Type	1		FORCED H/A	Dep Code				VG
AC Type	03		Full	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	2			Dep %				5
Half Baths	1			Functional Obslnc				
Extra Fixtures	2			External Obslnc				
Total Rooms	5			Cost Trend Factor				1
Bath Style	V		VERY GOOD	Condition				
Kitchen Style	V		V GOOD	% Complete				
Kitchens	1			Overall % Cond				95
Extra Kitchens	0			Apprais Val				422,400
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	1							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,494		26.30	65,600	
FFL	1ST FLOOR	2,494	2,494		131.46	327,870	
GAR	GARAGE	0	806		52.52	42,331	
OPF	OPEN PORCH	0	36		14.61	526	
WDK	WOOD DECK	0	448		18.49	8,282	

Ttl. Gross Liv/Lease Area:		2,494	6,278	3,382	444,610		
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