

Property Location: 25 CRESTVIEW RD
Vision ID: 4335

Account #4404

MAP ID:57/ 19/ 25/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 17:37

CURRENT OWNER

FIALLO VIRIATO M + COLLEEN A V

25 CRESTVIEW RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDNTL.

RES LAND

Code

101

101

Appraised Value

335,100

140,100

Assessed Value

335,100

140,100

1006

AST LONGMEADOW, M

VISION

Total

475,200

475,200

RECORD OF OWNERSHIP

FIALLO VIRIATO M + COLLEEN A V

VICTOR SHIBLEY HOMES INC

SOUTH MEADOWS INC

BARIBEAU ROLAND J +

BK-VOL/PAGE

08960/ 0355

08549/ 0086

06343/ 0440

0/ 0

SALE DATE

10/04/1994

09/03/1993

12/30/1986

q/u

U

U

U

U

v/i

I

V

I

SALE PRICE

43,000

72,500

1

0

V.C.

N

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

331,600

135,700

467,300

Yr.

2015

2015

Total:

Code

101

101

Assessed Value

331,600

135,700

467,300

Yr.

2014

2014

Total:

Code

B

L

Assessed Value

342,000

142,600

484,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV #588,589 INT EST 4/6/94 FOR

1-1-97 ADD BED+ BATH AND SFL OVER GAR

BUILDING PERMIT RECORD

Permit ID

201203343

69

55

322

227

Issue Date

10/31/2012

03/30/2011

03/18/2011

12/01/1994

08/01/1993

Type

17

25

7

MN

MN

Description

DECK

WINDOWS

REMODEL

Manual Note

Manual Note

Amount

41,000

850

5,000

250,000

160,000

Insp. Date

% Comp.

0

0

0

0

0

Date Comp.

Comments

REPLACE EXISTING

NVC

FINISH BMT

DWELLING

DWELLING

VISIT/ CHANGE HISTORY

Date

07/05/2013

02/24/2012

02/24/2012

11/07/2008

10/21/2008

Type

IS

ID

317

317

317

317

Cd.

15

15

15

14

2

Purpose/Result

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

INSPECTED

MEASURED

LAND LINE VALUATION SECTION

B #

1

1

Use Code

101

101

Use Description

ONE FAM

ONE FAM

Zone

RAA

RAA

D

Front

Depth

Units

40,000

0.02

SF

AC

Unit Price

2.20

7,000.00

I. Factor

1.5900

1.0000

S.A.

9

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

NV

NV

Adj.

1.00

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

1.00

Adj. Unit Price

3.50

7,000.00

Land Value

140,000

100

Total Card Land Units:

0.94

AC

Parcel Total Land Area:

0.94

AC

Total Land Value:

140,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	B		GOOD	FBM Sqft	715		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		94.54	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full	Replace Cost		372,285	
Bedrooms	4			AYB		1995	
Full Baths	2			EYB		2004	
Half Baths	1			Dep Code		GD	
Extra Fixtures	1			Remodel Rating			
Total Rooms	8			Year Remodeled			
Bath Style	G		GOOD	Dep %		10	
Kitchen Style	V		V GOOD	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor		1	
Frame	1		WOOD	Condition			
Basement Floor	12			% Complete			
Bsmt Garage				Overall % Cond		90	
Units	1			Apprais Val		335,100	
WS Flues				Dep % Ovr		0	
FBM Quality	5			Dep Ovr Comment			
Fireplaces	2			Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,430		18.91	27,037
CFL	CATHEDRAL CE	186	186		97.59	18,151
FFL	1ST FLOOR	1,306	1,306		94.54	123,465
GAR	GARAGE	0	600		37.81	22,689
HST	HALF STORY	300	600		47.27	28,361
OPF	OPEN PORCH	0	304		9.33	2,836
SFL	2ND FLOOR	1,532	1,532		94.54	144,830
WDK	WOOD DECK	0	370		13.29	4,916

Ttl. Gross Liv/Lease Area:		3,324	6,328	3,938		372,285

