

Property Location: 70 FAIRVIEW ST

Account #276

MAP ID: 14/ 28/ A/ /

Bldg Name:

State Use: 101

Vision ID: 269

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/14/2017 15:06

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION												
MCCARTHY MICHAEL B MCCARTHY TERRY A 70 FAIRVIEW ST EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value						
													RESIDENTL.		101						75,800		75,800						
													RES LAND		101						83,300		83,300						
													RESIDENTL.		101		4,200		4,200										
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379277_2854354					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																								
Total									163,300				163,300																
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
MCCARTHY MICHAEL B					03577/ 0077			04/02/1971		U	1	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2017	101	75,100		2016	101	74,200		2015	101	74,200				
															2017	101	81,400		2016	101	79,100		2015	101	79,100				
															2017	101	4,200		2016	101	4,200		2015	101	4,200				
															Total:		160,700		Total:		157,500		Total:		157,500				
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																													
															Appraised Bldg. Value (Card)										75,800				
															Appraised XF (B) Value (Bldg)										0				
															Appraised OB (L) Value (Bldg)										4,200				
															Appraised Land Value (Bldg)										83,300				
															Special Land Value										0				
															Total Appraised Parcel Value										163,300				
															Valuation Method:										C				
															Adjustment:										0				
															Net Total Appraised Parcel Value										163,300				
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							
149		06/01/1989		MN	Manual Note			32,000			0			ADDN		12/29/2016				317	2	MEASURED							
																05/04/2004				318	14	INSPECTED							
																04/02/2004				250	22	MAILER SENT							
																03/22/2004				311	2	MEASURED							
																04/16/1992				131	14	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			RC				12,877 SF	6.47	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		6.47	83,300					
Total Card Land Units:					0.30		AC	Parcel Total Land Area:					0.3 AC					Total Land Value:					83,300						

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	15		OLD STYLE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft	212			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME	
Foundation	3		MASONRY	MIXED USE				
Exterior Wall 1	4		VINYL	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	2		PLASTER	Adj. Base Rate:				94.61
Interior Floor 1	4		CARPET	Replace Cost				130,755
Interior Floor 2	6		CERAMIC TL	AYB				1918
Heat Fuel	1		OIL	EYB				1975
Heat Type	5		STEAM	Dep Code				AV
AC Type	01		NONE	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	3			Dep %				42
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				58
Extra Kitchens	0			Apprais Val				75,800
Frame	1		WOOD	Dep % Ovr				0
Basement Floor				Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues	1			Cost to Cure Ovr				0
FBM Quality	1			Cost to Cure Ovr Comment				
Fireplaces	0							

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
03	GARAGE	OB	Outbuilding	L	280	28.18	1940	F		FR	50	3,600
02	SHED/FR			L	140	7.48	1940	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	528		18.99	10,029	
CFL	CATHEDRAL CE	320	320		97.57	31,222	
EFP	ENCL PORCH	0	72		28.91	2,081	
FFL	1ST FLOOR	528	528		94.61	49,956	
TQS	3/4 STORY	396	528		70.96	37,467	
Ttl. Gross Liv/Lease Area:		1,244	1,976	1,382		130,755	

