

Property Location: 41 FISHER AV

Vision ID: 303

Account #311

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

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 332

Print Date: 12/14/2017 15:14

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION					
GIOIELLA GIOVANNI GIOIELLA PASQUALINA 41 FISHER AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1		TYPCL						Description		Code		Appraised Value		Assessed Value							
													COMMERC.		332		189,100		189,100							
													COMM LAND		332		50,300		50,300							
													COMMERC.		332		1,200		1,200							
SUPPLEMENTAL DATA												Total								240,600		240,600				
Other ID:					Received																					
SP Permit					Field 7																					
Chapter Land					Field 8																					
OC Dates					Field 9																					
In+Ex FY					Field 10																					
Mailed																										
GIS ID: F_378316_2853451					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	
															2017	400	165,500		2016	400	165,500		2015	400	165,500	
															2017	400	53,600		2016	400	53,600		2015	400	53,600	
															2017	400	1,300		2016	400	1,300		2015	400	1,300	
															Total:		220,400		Total:		220,400		Total:		220,400	
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 182,900 Appraised XF (B) Value (Bldg) 6,200 Appraised OB (L) Value (Bldg) 1,200 Appraised Land Value (Bldg) 50,300 Special Land Value 0 Total Appraised Parcel Value 240,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 240,600											
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.												
Total:																										
ASSESSING NEIGHBORHOOD																										
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch														
0001/A									332			IA														
NOTES																										
SUB DIV #583																										
G & A IMPORT AUTO REPAIR																										
BUILDING PERMIT RECORD																										
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		02/05/2017				317	16	FIELDREV CHG					
227		08/28/2001		60	COMM BLDG		212,350			0			NEW MACHINE SHOP;		12/12/2005				311	15	PERMIT VISIT					
															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	332	AUTOREP			IND				9,382	SF	7.65	0.7000	B	1.0000	1.00	IA	1.00					1.00	5.36	50,300		
Total Card Land Units:					0.22		AC	Parcel Total Land Area:					0.22 AC					Total Land Value:					50,300			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	39		REPAIR GAR				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				332	AUTOREP		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:			69.07
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			205,493
Heating Type	4		RADIANT HW	AYB			2001
AC Percent	10			EYB			2006
FBM Sqft				Dep Code			GD
Bldg Use	332		AUTOREP	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			11
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	1			Cost Trend Factor			1
#Heat Sys	0			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			89
Foundation	6		SLAB	Apprais Val			182,900
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	10			Dep Ovr Comment			
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	55	1,200
65	MEZ-UNF	EX	Extra Feature	B	403	17.25	2006	A	1	AV	89	6,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	2,975	2,975		69.07	205,493
Ttl. Gross Liv/Lease Area:		2,975	2,975	2,975		205,493

