

Property Location: 40 FAIRHAVEN DR
Vision ID: 4511

Account #4584

MAP ID: 6/ 104/ 13/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 21:57

CURRENT OWNER

VERDILE ROSA + GIUSEPPE
VERDILE ANTHONY D
40 FAIRHAVEN DR

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

76,700
84,200

Assessed Value

76,700
84,200

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_376208_2847534

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

Total

160,900

160,900

RECORD OF OWNERSHIP

BK-VOL/PAGE

33880/ LC
18407/ LC

SALE DATE

12/03/2008
01/19/1978

q/u

U
U

v/i

1
1

SALE PRICE

84,000
0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017
2017

Code

101
101

Assessed Value

76,900
82,100

Yr.

2016
2016

Code

101
101

Assessed Value

76,100
79,700

Yr.

2015
2015

Code

101
101

Assessed Value

76,100
79,700

Total:

159,000

Total:

155,800

Total:

155,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

NOTE: LC 25927 DATE: 12/2/08 DOC:
178,681 & 682

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

76,700

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

84,200

Special Land Value

0

Total Appraised Parcel Value

160,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

160,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

01/04/2016
03/24/2004
09/18/1990
04/22/1980

Type

02

IS

ID

317
319
131
500

Cd.

2
3
3
3

Purpose/Result

MEASURED
MEAS+INSPCTD
MEAS+INSPCTD
MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RB

D

Front

Depth

Units

15,000 SF

Unit Price

5.61

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

5.61

Land Value

84,200

Total Card Land Units:

0.34 AC

Parcel Total Land Area:

0.34 AC

Total Land Value:

84,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	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							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	2						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,010		21.27	21,488	
CPT	CARPORT	0	312		10.57	3,298	
FFL	1ST FLOOR	1,032	1,032		106.37	109,779	
Ttl. Gross Liv/Lease Area:		1,032	2,354	1,265		134,564	

