

Property Location: 75 FAIRVIEW ST
Vision ID: 135

Account #138

MAP ID: 12A/ 70/ A/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 09:24

CURRENT OWNER

MCCANDLISH EDWARD C
MCCANDLISH CHRISTIANNE F
75 FAIRVIEW STREET

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_379407_2854492

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

121,800
83,000

Assessed Value

121,800
83,000

Total

204,800

204,800

1006
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MCCANDLISH EDWARD C
MCDONAGH JEROME W + COLLEEN B,
CRUZ DOMINGA
TORRES STEPHEN
CALO DOMINGA A
CALO RUBEN

BK-VOL/PAGE

16895/ 18
09960/ 0081
09828/ 0480
07167/ 0326
07105/ 0241
6786/ 0296

SALE DATE

08/29/2007
08/12/1997
04/16/1997
05/15/1989
02/27/1989
03/24/1988

q/u

U
U
U
U
U
U

v/i

1
1
1
1
1
1

SALE PRICE

215,000
117,000
96,602
130,000
1
128,000

V.C.

A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

112,800

2017

101

102,700

2016

101

101,700

2018

101

83,000

2017

101

81,000

2016

101

78,600

Total:

195,800

Total:

183,700

Total:

180,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

SUB DIV # 565 + 573

APPROAISED 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

121,800

0

0

83,000

0

204,800

C

0

204,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201802222
282

06/22/2018
10/22/2003

7
12

REMODEL
REROOF

7,500
1,700

0
0

BATH
NVC

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

12/29/2016
05/28/2004
03/22/2004
01/27/2004
04/24/1992

317
319
316
311
131

2
14
2
15
3

MEASURED
INSPECTED
MEASURED
PERMIT VISIT
MEAS+INSPCTD

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

11,738 SF

7.07

1.0000

5

1.0000

1.00

MA

1.00

1.00

7.07

83,000

Total Card Land Units:

0.27 AC

Parcel Total Land Area:

0.27 AC

Total Land Value:

83,000

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	1056			
Stories	1.00		1 STORY	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	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				Adj. Base Rate:				104.69
Interior Floor 1	4		CARPET	Replace Cost				193,265
Interior Floor 2				AYB				1960
Heat Fuel	2		GAS	EYB				1981
Heat Type	3		FORCED H/W	Dep Code				AG
AC Type	01		NONE	Remodel Rating				
Bedrooms	2			Year Remodeled				
Full Baths	1			Dep %				37
Half Baths	1			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	4			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				63
Extra Kitchens	0			Apprais Val				121,800
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	1			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	1,320		20.94	27,639						
FFL	1ST FLOOR	1,320	1,320		104.69	138,196						
GAR	GARAGE	0	550		41.88	23,033						
OFP	OPEN PORCH	0	132		10.31	1,361						
PAT	PATIO	0	184		5.12	942						
STG	STORAGE	0	50		41.88	2,094						
Ttl. Gross Liv/Lease Area:		1,320	3,556	1,846			193,265					

