Property Location: 18 CHANNING RD | **MAP ID:** 3/ 30/ 47/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 2576 | **Account #** 2622 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/06/2018 18:59

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FIJOL JENNIFER L		1 TYPCL		
18 CHANNING RD				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_374657_2853321	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	182,400	182,400
RES LAND	101	83,800	83,800
		Total	266,200	266,200

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FIJOL JENNIFER L	17330/ 12	06/03/2008	U	I	240,000	
A PLUS ENTERPRISES INC,	17048/ 176	11/29/2007	U	V	80,000	P
CARABETTA,MICHAEL	14278/ 99	06/08/2004	U	V	54,900	G
PESSOLANO LISA I,	09630/ 0500	09/24/1996	U	V	1	A
GOGUEN EDDIE L +	06888/ 0369	07/01/1988	U	V	13,100	G
KOZIOL	05774/ 0256	03/12/1985	U	I	0	N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	169,200	2017	101	164,300	2016	101	162,600
2018	101	83,800	2017	101	81,800	2016	101	79,500
		Total: 253,000			*Total:* 246,100			*Total:* 242,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	182,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	83,800
Special Land Value	0
Total Appraised Parcel Value	266,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	266,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NA

NOTES

88 SALE INCL LOTS 20+21

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201801970	05/24/2018	91	INSULATION	2,400		0		
201202047	04/30/2012	GEN	GENERATOR	4,800		0		
318	10/11/2007	2	DWELLING	120,000		0		OC 5/29/2008 24` X 30` C

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/01/2012			317	15	PERMIT VISIT
06/23/2008			317	P6	CLOSED
06/13/2008			317	3	MEAS+INSPCTD
06/09/2008			250	22	MAILER SENT
12/26/2007			317	15	PERMIT VISIT

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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				5,000	SF	16.12	1.0400	6	1.0000	1.00	NA	1.00				1.00	16.76	83,800

Total Card Land Units: 0.11 AC | **Parcel Total Land Area:** 0.11 AC | **Total Land Value:** 83,800

Property Location: 18 CHANNING RD **MAP ID:** 3/ 30/ 47/ / **Bldg Name:** **State Use:** 101

Vision ID: 2576 **Account #** 2622 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/06/2018 18:59

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	2.00		2 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
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	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	5		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

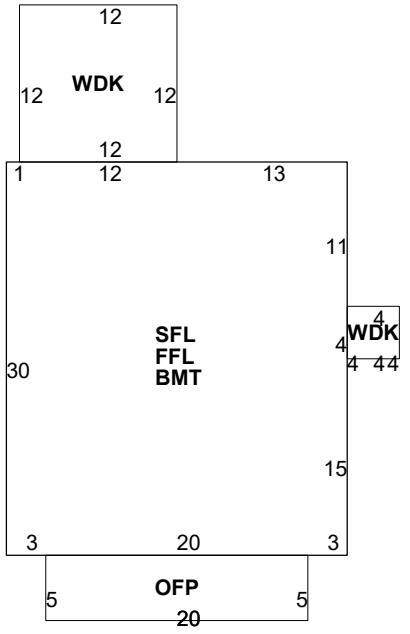
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	111.03
Replace Cost	194,084
AYB	2008
EYB	2012
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	6
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	94
Apprais Val	182,400
Dep % Ovr	0
Dep Ovr Comment	
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
GEN	GENERATOR			B	0	0.00	2012	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	780		22.21	17,321
FFL	1ST FLOOR	780	780		111.03	86,605
OFP	OPEN PORCH	0	100		11.10	1,110
SFL	2ND FLOOR	780	780		111.03	86,605
WDK	WOOD DECK	0	160		15.27	2,443
	Ttl. Gross Liv/Lease Area:	1,560	2,600	1,748		194,084