Property Location: 15 FAIRHAVEN DR | **MAP ID:** 6/ 98/ 6/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 4638 | **Account #** 4711 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/07/2018 16:42

CURRENT OWNER

TRANGHESE DONALD J
TRANGHESE DAPHNE A
15 FAIRHAVEN DR

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

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_376447_2847983	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	119,200	119,200
RES LAND	101	84,900	84,900
RESIDNTL.	101	1,400	1,400
	Total	205,500	205,500

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TRANGHESE DONALD J	36792/ LC	04/11/2016	U	I	0	1A
TRANGHESE DONALD J	35442/ LC	12/19/2012	U	I	6,000	1A
TRANGHESE DONALD J,	LC-30446	03/15/2002	U	I	125,000	
ALDEN DORIS F,	LC001-5081	05/10/1971	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	110,400	2017	101	111,000	2016	101	109,900
2018	101	84,900	2017	101	83,000	2016	101	80,600
2018	101	1,400	2017	101	200	2016	101	200
Total:		196,700	*Total:*		194,200	*Total:*		190,700

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)	119,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	84,900
Special Land Value	0
Total Appraised Parcel Value	205,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**205,500**

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201601827	06/03/2016	11	POOL	5,741	03/16/2017	100	03/16/2017	ABOVE GRND
302	10/01/1992	MN	Manual Note	18,000		0		ADDITION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/16/2017			317	15	PERMIT VISIT
09/09/2010			316	2	MEASURED
03/30/2004			311	1	LEFT NOTICE
01/17/1994			105	16	FIELDREV CHG
03/01/1993			131	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	RB				17,286	SF	4.91	1.0000	5	1.0000	1.00	MA	1.00				1.00	4.91	84,900

Total Card Land Units: 0.40 AC | **Parcel Total Land Area:** 0.4 AC | **Total Land Value:** 84,900

Property Location: 15 FAIRHAVEN DR **MAP ID:** 6/ 98/ 6/ / **Bldg Name:** **State Use:** 101

Vision ID: 4638 **Account #**4711 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/07/2018 16:42

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	20		COMP CLAP
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	01		NONE
Bedrooms	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

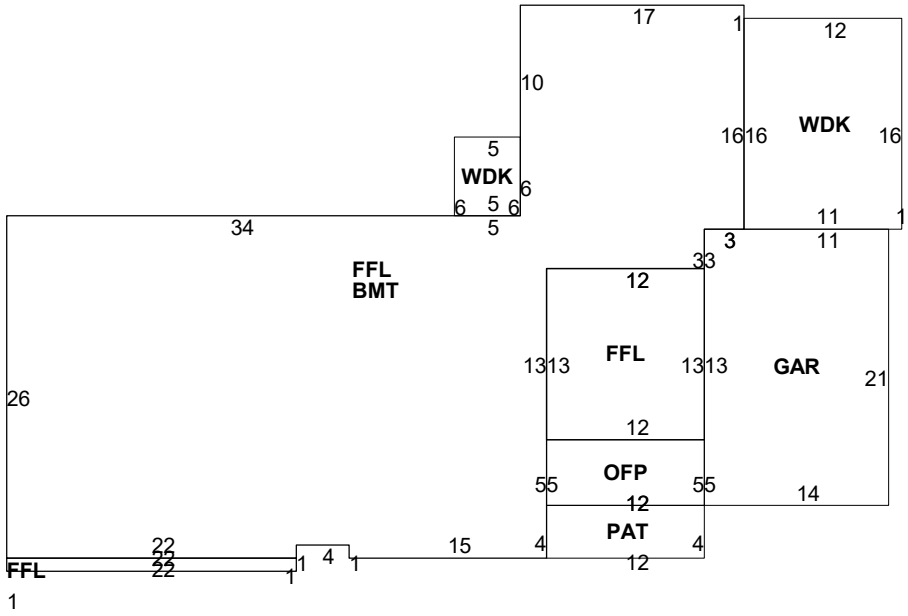
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	1039		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	104.68
Replace Cost	209,047
AYB	1962
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	43
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	57
Apprais Val	119,200
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
02	SHED/FR			L	48	7.48	1962	F		FR	50	200
07	POOL A-C	OB	Outbuilding	L	24	69.00	2016	A		GD	70	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,385		20.94	28,996
FFL	1ST FLOOR	1,563	1,563		104.68	163,616
GAR	GARAGE	0	294		42.01	12,352
OFP	OPEN PORCH	0	60		10.47	628
PAT	PATIO	0	48		4.36	209
WDK	WOOD DECK	0	222		14.62	3,245
	Ttl. Gross Liv/Lease Area:	1,563	3,572	1,997		209,047