

Property Location: 44 FORBES HILL RD										MAP ID: 95/ 45/ 3/ /										Bldg Name:										State Use: 101																																																																															
Vision ID: 6157										Account #6240										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/10/2018 14:11																																																											
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 45T LONGMEADOW, MA VISION																																																																					
FUSARO PAUL R TR + WHELIHAN MARY R TR 44 FORBES HILL RD EAST LONGMEADOW, MA 01028 Additional Owners:										1 TYPCL																				Description					Code															Appraised Value					Assessed Value																																																						
																														RESIDENTL.					101															178,900					178,900																																																						
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SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_394018_2839927					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#					Total					282,900					282,900																																																																															
RECORD OF OWNERSHIP										BK-VOL/PAGE					SALE DATE					q/u					v/i					SALE PRICE					V.C.					PREVIOUS ASSESSMENTS (HISTORY)																																																																					
KNOWLES ROBERT A FUSARO PAUL R TR + FUSARO THERESA A AS TRUSTEE OF,THE REVOC										22257/ 325 17833/ 539 03170/ 0201					07/09/2018 06/05/2009 02/16/1966					Q U U					1 1 1					325,000 1 0					00 A					Yr.					Code					Assessed Value					Yr.					Code					Assessed Value					Yr.					Code					Assessed Value																													
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																																								Total:					283,000					Total:					280,200					Total:					275,100																																												
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 178,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 200 Appraised Land Value (Bldg) 103,800 Special Land Value 0 Total Appraised Parcel Value 282,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 282,900																																																																																									
Year					Type					Description					Amount															Code					Description					Number					Amount					Comm. Int.																																																											
Total:																																																																																																													
ASSESSING NEIGHBORHOOD										NBHD/ SUB																				NBHD Name										Street Index Name										Tracing										Batch																																																	
										0001/A																														101										MG																																																											
NOTES																																																																																																													

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+		AVG. (+)	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	4		CARPET				
Interior Floor 2				Adj. Base Rate:		101.31	
Heat Fuel	2		GAS	Replace Cost		255,597	
Heat Type	1		FORCED H/A	AYB		1966	
AC Type	03		FULL	EYB		1988	
Bedrooms	3			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		30	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		70	
Basement Floor	12		CONCRETE	Apprais Val		178,900	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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	36	7.48	1970	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,643		20.29	33,330	
EPF	ENCL PORCH	0	192		30.60	5,876	
FFL	1ST FLOOR	1,858	1,858		101.31	188,228	
GAR	GARAGE	0	576		40.45	23,301	
OPF	OPEN PORCH	0	156		10.39	1,621	
WDK	WOOD DECK	0	230		14.09	3,242	
Ttl. Gross Liv/Lease Area:		1,858	4,655	2,523		255,597	

