

Property Location 3 HAZELHURST AV
Vision ID 1091 Account # 1121

Map ID 1B/ 37/ 2A/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12/18/2019 11:28:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
FELICIANO CARRIE D FELICIANO CLOTILDE JR 3 HAZELHURST AV EAST LONGMEADOW MA 01028 GIS ID F_376488_2856458		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	175500	175,500														
						RES LAND	101	65900	65,900														
						RESIDNTL.	101	900	900														
SUPPLEMENTAL DATA						Total								242,300	242,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
FELICIANO CARRIE D DECOTEAU,GARY G & DECOTEAU,GARY G DECOTEAU GARY G + JULIE T, DECOTEAU GARY G		13193	0389	05-15-2003	U	I	192,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		10753	0292	05-05-1999	U	I	100	1A	2019	101	171,300	2018	101	158,500	2017	101	155,000						
		000B	10156	02-10-1998	U	I	1	1A		101	63,900		101	63,900		101	60,600						
		09273	0538	10-11-1995	U	I	1	1A		101	900		101	900		101	1,400						
		08807	0079	04-20-1994	U	I	85,000	1A	Total		236100	Total		223300	Total		217000						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	APPRaised VALUE SUMMARY														
Total		2,400.00																					
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card) 175,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 65,900 Special Land Value 0 Total Appraised Parcel Value 242,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 242,300														
Nbhd	Nbhd Name		B		Tracing		Batch																
0001					101		MF																
NOTES																							
SUB DIV #706 - FY 2010 ABT DENIED																							
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result									
226	08-01-1992	MN	Manual Note	30,000				DWELLING	12-16-2016			119	2	MEASURED									
									06-30-2004			328	16	FIELDREV CHG									
									05-20-2004			319	14	INSPECTED									
									04-22-2004			250	22	MAILER SENT									
									04-16-2004			311	2	MEASURED									
									03-11-1993			131	15	PERMIT VISIT									
									05-15-1980			500	14	INSPECTED									
LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RB				15,000 SF	5.78	0.760	3	LAND	1.00	MF	1.00			0		1.000	4.39	65,900		
Total Card Land Units							0.344	AC	Parcel Total Land Area: 0.3444							Total Land Value							65,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		101.22
Interior Floor 1	4	CARPET	RCN		206,474
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		85
Extra Kitchens	0		RCNLD		175,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1215		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	168	7.48	2002	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,257	1,257		129.21	162,414	
LLV	LOWR LEVEL	0	1,215		32.33	39,279	
WDK	WOOD DECK	0	266		17.97	4,781	
Ttl Gross Liv / Lease Area		1,257	2,738	1,598		206,474	

