

Property Location

71 FAIRVIEW ST

Map ID

24/ 1/ 59/ /

Bldg Name

State Use

101

Vision ID

1313

Account #

1348

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:02:50

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LEVEILLE LINDA E 71 FAIRVIEW ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	189100	189,100												
						RES LAND	101	86400	86,400												
						RESIDNTL.	101	2300	2,300												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_379481_2854408						Total				277,800	277,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LEVEILLE LINDA E RESI WHOLE LOAN IV LLC, BOUTIN KEVIN L + KAPINOS SARAH,C/O RE BOUTIN KEVIN L, BOUTIN KEVIN L +		19582	0009	12-07-2012	U	I	142,500	1S	Year	Code	Assessed	Year	Code	Assessed							
		19293	0236	06-07-2012	U	I	198,515	1L	2019	101	183,700	2018	101	178,200							
		15539	0260	12-01-2005	U	I	100	1A		101	83,900		101	81,900							
		09498	0436	05-28-1996	U	I	5,000	1A		101	2,300		101	2,300							
		07860	0314	11-20-1991	U	I	88,250	1J													
						Total				269900	Total	264400	Total	257300							
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 Appraised BLDG. Value (Card) 189,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 86,400 Special Land Value 0 Total Appraised Parcel Value 277,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 277,800												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV # 573																					
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							
197	08-31-1998	4	ADDITION	30,000				2ND FLOOR ALTERATION	07-12-2019			334	2	MEASURED							
192	07-01-1994	MN	Manual Note	10,000					02-01-2013				317	3	MEAS+INSPCTD						
									09-23-2010				317	2	MEASURED						
									01-17-2001				247	14	INSPECTED						
									11-04-1999				247	15	PERMIT VISIT						
									03-24-1999				200	2	MEASURED						
								12-18-1995				107	15	PERMIT VISIT							
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	RC				14,524 SF	5.95	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.95	86,400
Total Card Land Units							0.333	AC	Parcel Total Land Area:				0.3334	Total Land Value							86,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	86.54	
Interior Floor 2	5	LINO/VINYL	RCN	245,607	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1958	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled	1998	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	189,100	
FBM Sqft	432		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	64	7.48	2002	60	0.00	AV	A	1.00	300
07	POOLA-C	OB	Outbuildi	L	24	69.00	2005	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	120	9.20	2005	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		21.19	18,307	
EFB	ENCL PORCH	0	108		31.35	3,386	
FFL	1ST FLOOR	864	864		105.82	91,428	
GAR	GARAGE	0	660		42.33	27,936	
OPF	OPEN PORCH	0	135		10.97	1,481	
SFL	2ND FLOOR	918	918		105.82	97,142	
STG	STORAGE	0	30		42.33	1,270	
WDK	WOOD DECK	0	316		14.73	4,656	
Ttl Gross Liv / Lease Area		1,782	3,895	2,321		245,607	

