

Property Location 106 DEARBORN ST		Map ID 24/ 56/ 46/ /		Bldg Name		State Use 101	
Vision ID 1433		Account # 1468		Bldg # 1		Print Date 12/18/2019 12:22:31	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CHISTOLINI JOSEPH P III CHISTOLINI JOANNE M 106 DEARBORN ST EAST LONGMEADOW MA 01028 GIS ID F_380508_2855728		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	121400	121,400		
						RES LAND	101	87100	87,100		
						RESIDNTL.	101	2600	2,600		
		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#					
						Total				211,100	211,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																	
CHISTOLINI JOSEPH P III BENSLEY DOROTHEA L,		10466	0430	09-30-1998	U	I	117,500	2019	101	Assessed	118,500	2018	101	Assessed	109,800	2017	101	Assessed	108,900						
		02838	0590	10-10-1961	U	I	0													101	84,500	101	84,500	101	82,600
																				101	2,600	101	2,600	101	2,600
		Total				205600														Total		196900		Total	

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) 121,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 87,100 Special Land Value 0 Total Appraised Parcel Value 211,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 211,100											
Total			0.00																	

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES											

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			
									09-19-2014			317	14	INSPECTED			
									09-12-2014			317	2	MEASURED			
									03-25-2004			250	22	MAILER SENT			
									11-11-2003			274	2	MEASURED			
									06-04-1991			131	3	MEAS+INSPCTD			
									07-22-1980			500	3	MEAS+INSPCTD			

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				16,350 SF	5.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.33	87,100		
Total Card Land Units							0.375	AC	Parcel Total Land Area: 0.3753							Total Land Value							87,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
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		106.70
Interior Floor 1	3	HARDWOOD	RCN		192,760
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		121,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	560		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		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	80	7.48	1995	60	0.00	AV	A	1.00	400
19	PATIO			L	169	5.75	1975	60	0.00	AV	A	1.00	600
2	GAZEBO			L	144	18.00	2013	60	0.00	AV	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,120	1,120		137.69	154,208	
LLV	LOWR LEVEL	0	1,120		34.42	38,552	
Ttl Gross Liv / Lease Area		1,120	2,240	1,400		192,760	

