

State Use 101
Print Date 12/18/2019 12:38:52

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ESPOSITO WALTER J 40 FAIRVIEW ST EAST LONGMEADOW MA 01028														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	85100		85,100												
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86900		86,900												
														RESIDNTL.		101	8200		8,200												
						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		180,200		180,200													
GIS ID F_379492_2853705																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
ESPOSITO WALTER J ESPOSITO WALTER J +, CICCHETTI HELEN G HEIRS O CICCHETTI HELEN G HEIRS O				11509 0098		02-16-2001		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				08100 0276		07-02-1992		U		I		91,455				2019	101	83,300	2018	101	76,800	2017	101	77,800							
				08100 0275		07-02-1992		U		I		1		1F			101	84,200		101	84,200		101	82,200							
				01902 0591		10-31-1947		U		I		0					101	8,200		101	8,200		101	8,200							
				Total										Total		175700		Total		169200		Total		168200							
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int															
				Total		0.00														APPRAISED VALUE SUMMARY											
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)								85,100			
0001												101				MA				Appraised Xf (B) Value (Bldg)								0			
																				Appraised Ob (B) Value (Bldg)								8,200			
NOTES														Appraised Land Value (Bldg)								86,900									
16X22 SCREENED PORCH IS ACTUALLY A OFP														Special Land Value								0									
														Total Appraised Parcel Value								180,200									
														Valuation Method								C									
														Adjustment																	
														Net Total Appraised Parcel Value								180,200									
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			
																		10-17-2014						317		2		MEASURED			
																		07-08-2004						250		22		MAILER SENT			
																		11-06-2003						274		2		MEASURED			
																		07-16-1992						131		14		INSPECTED			
																		04-27-1992						107		2		MEASURED			
																		08-09-1991						181		2		MEASURED			
																		01-30-1981						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		RC				15,515	SF	5.60	1.000	5	LAND	1.00	MA	1.00			0					1.000	5.60	86,900					
Total Card Land Units								0.356	AC	Parcel Total Land Area: 0.3562								Total Land Value												86,900	

Property Location 40 FAIRVIEW ST
 Vision ID 1538 Account # 1573

Map ID 25/ 15/ B/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	12		
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 Stories	Units	1		
Foundation	2		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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate			72.20
Interior Floor 1	3	HARDWOOD	RCN			163,708
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built			1930
Heat Type	5	STEAM	Effective Year Built			1970
AC Type	03	FULL	Depreciation Code			FA
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %			48
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor			1
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition			52
Extra Kitchens	0		RCNLD			85,100
Extra Kitchen St			Dep % Ovr			
FBM Sqft	692		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	400	28.18	1948	50	0.00	FR	A	1.00	5,600
14	SCRN HSE			L	352	14.95	1988	50	0.00	FR	A	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,064		17.81	18,951	
EFP	ENCL PORCH	0	194		26.60	5,160	
FFL	1ST FLOOR	1,086	1,086		88.97	96,623	
OPF	OPEN PORCH	0	40		8.90	356	
UTQ	UNFIN TQS	0	1,064		40.05	42,617	
Ttl Gross Liv / Lease Area		1,086	3,448	1,840		163,708	

