

Property Location

5 FAIRVIEW ST

Map ID

25/ 23/ 2/ /

Bldg Name

State Use

101

Vision ID

1589

Account #

1624

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:46:56

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KASUNICK MARY C 5 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_380014_2853216		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	80600	80,600												
						RES LAND	101	81600	81,600												
						RESIDNTL.	101	600	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				162,800	162,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KASUNICK MARY C LEAHY,WILLIAM G TORCIA,MICHAEL TRINCERI,ROBERT F STEELE RUTH E,		16606	0126	04-05-2007	U	I	172,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11051	0357	12-28-1999	U	I	72,500		2019	101	78,900	2018	101	73,100	2017	101	73,800				
		11011	0088	11-23-1999	U	I	92,000			101	79,100		101	79,100		101	77,200				
		10928	0251	09-15-1999	U	I	88,000			101	600		101	600		101	600				
		02405	0561	08-01-1955	U	I	0		Total				158600	Total		152800	Total		151600		
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) 80,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 81,600 Special Land Value 0 Total Appraised Parcel Value 162,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 162,800												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV #852																					
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						
										10-31-2014			317	2	MEASURED						
										03-25-2004			250	22	MAILER SENT						
										11-06-2003			274	2	MEASURED						
										07-25-1980			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	RC				12,528 SF	6.85	1.000	5	LAND	0.95	MA	1.00	BCOR		0		1.000	6.51	81,600
Total Card Land Units							0.288	AC	Parcel Total Land Area:				0.2876	Total Land Value							81,600

Property Location 5 FAIRVIEW ST
 Vision ID 1589 Account # 1624

Map ID 25/ 23/ 2/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 12:46:56

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	1.50	1 1/2 Stories	Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
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		81.36
Interior Floor 1	3	HARDWOOD	RCN		141,390
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1910
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
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		57
Extra Kitchens	0		RCNLD		80,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	627		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	140	7.48	1960	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	895		20.99	18,789
EFB	ENCL PORCH	0	148		31.21	4,619
FFL	1ST FLOOR	853	853		104.97	89,537
HST	HALF STORY	157	313		52.65	16,480
UHS	UNFIN HALF STORY	0	313		31.52	9,867
WDK	WOOD DECK	0	140		15.00	2,099
Ttl Gross Liv / Lease Area		1,010	2,662	1,347		141,390

