

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
NEVINS TRACY L NEVINS PAUL R 68 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379298_2854278										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	120000				120,000												
										RES LAND		101	85600		85,600																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13500				13,500												
				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		219,100		219,100																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
NEVINS TRACY L MC CARTHY,PAMELA K MCCARTHY WILLIAM T + PAMELA K, LOPARDO PAUL R + L N PITE STANLEY LUCY J				11188	0203	05-09-2000	U	I			99,900	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				BK10	0	03-26-1998	U	I			1		2019	101	116,800	2018	101	97,200	2017	101	97,700										
				09694	0363	11-25-1996	U	I			84,000			101	83,100		101	83,100		101	81,100										
				07871	0474	12-03-1991	U	I			1		1A	101	13,500		101	14,000		101	14,000										
				02660	0549	02-18-1959	U	I			0																				
												Total		213400		Total		194300		Total		192800									
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																											
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name		B		Tracing		Batch																							
0001						101		MA																							
NOTES												Appraised BLDG. Value (Card) 120,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,500 Appraised Land Value (Bldg) 85,600 Special Land Value 0 Total Appraised Parcel Value 219,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 219,100																			
BUILDING PERMIT RECORD																															
Permit Id	Issue Date	Type	Description		Amount		Insp Date	% Comp	Date Comp		Comments													Date	Type	Is	Id	Cd	Purpose/Result		
122	04-20-2006	4	ADDITION		25,000						OC 10/19/06 16` X 3													04-18-2018			333	2	MEASURED		
64	04-03-2002	3	GARAGE		7,500						REROOF													01-11-2007			311	14	INSPECTED		
225	09-05-1996	12	REROOF		1,700						PORCH		01-11-2007			311	15	PERMIT VISIT													
48	03-01-1987	MN	Manual Note		2,200								12-21-2006			311	15	PERMIT VISIT													
													03-22-2004			311	3	MEAS+INSPCTD													
													01-09-2003			274	15	PERMIT VISIT													
													12-20-1996			200	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				12,183	SF	7.03	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.03	85,600									
Total Card Land Units							0.280	AC	Parcel Total Land Area:			0.2797			Total Land Value							85,600									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	96.52	
Interior Floor 2			RCN	190,487	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2006	
Extra Fixtures	1		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	120,000	
FBM Sqft	755		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	48	7.48	1970	60	0.00	AV	A	1.00	200
04	GARAGE/L			L	624	30.48	2002	70	0.00	GD	A	1.00	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,258		22.82	28,710	
BNT	BSMT ENTRY	0	25		4.56	114	
FFL	1ST FLOOR	1,391	1,391		113.93	158,473	
OPF	OPEN PORCH	0	166		11.67	1,937	
PAT	PATIO	0	210		5.97	1,253	
Ttl Gross Liv / Lease Area		1,391	3,050	1,672		190,487	

