

Property Location 124 PATTERSON AV		Map ID 3B/ 81/ 381/ /		Bldg Name		State Use 101	
Vision ID 3342		Account # 3396		Bldg # 1		Print Date 12/19/2019 10:08:34	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
DIXON RICKY A ANTOINE LISA D 124 PATTERSON AVE EAST LONGMEADOW MA 01028 GIS ID F_376662_2853032		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	173800	173,800		
						RES LAND	101	84800	84,800		
						RESIDNTL.	101	1100	1,100		
		SUPPLEMENTAL DATA				Total				259,700	259,700
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DIXON RICKY A VECCHIARELLI ANTHONY A HEIRS +,DEV O		19305	0509	06-15-2012	U	I	215,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		02167	0137	04-01-1952	U	I	0		2019	101	169,000	2018	101	156,300	2017	101	153,800
									101	82,300		101	82,300		101	80,400	
									101	1,100		101	1,100		101	1,100	
		Total						252400		Total		239700		Total		235300	

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					APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised BLDG. Value (Card)					173,800
0001					101		MA			Appraised Xf (B) Value (Bldg)					0
										Appraised Ob (B) Value (Bldg)					1,100
										Appraised Land Value (Bldg)					84,800
										Special Land Value					0
										Total Appraised Parcel Value					259,700
										Valuation Method					C
										Adjustment					
										Net Total Appraised Parcel Value					259,700

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					
60	03-22-2011	25	WINDOWS	4,485				NVC	08-16-2019			334	3	MEAS+INSPCTD					
227	08-29-1995	MN	Manual Note	38,000				ADDITION	03-23-2012			317	15	PERMIT VISIT					
366	12-01-1987	MN	Manual Note	220				SHED	03-23-2012			317	15	PERMIT VISIT					
									10-07-2010			311	2	MEASURED					
									12-17-1996			200	15	PERMIT VISIT					
									12-12-1995			107	3	MEAS+INSPCTD					
									09-07-1990			131	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				10,000 SF	8.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.48	84,800		
Total Card Land Units							0.230	AC	Parcel Total Land Area: 0.2296							Total Land Value							84,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2	4	VINYL	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		81.44
Interior Floor 1	4	CARPET	RCN		275,831
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1951
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		173,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	846		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	192	7.48	1988	60	0.00	AV	G	1.25	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,692		18.95	32,060	
FFL	1ST FLOOR	1,956	1,956		94.85	185,531	
GAR	GARAGE	0	264		38.08	10,054	
UHS	UNFIN HALF STORY	0	1,692		28.48	48,185	
Ttl Gross Liv / Lease Area		1,956	5,604	2,908		275,831	

