

Property Location

44 CHESTNUT ST

Map ID

40/ 47/ 0/ /

Bldg Name

State Use

101

Vision ID

3513

Account #

3569

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:38:16

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GIRHINY BART A GIRHINY LORIA 44 CHESTNUT ST EAST LONGMEADOW MA 01028 GIS ID F_383820_2846586		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	83200	83,200		
						RES LAND	101	80200	80,200		
						RESIDNTL.	101	9900	9,900		
		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				173,300	173,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GIRHINY BART A TONNER,PAUL C TONNER,PAUL C CAVA,RICO E & CAVA RICO E +,		11731	0191	06-29-2001	U	I	145,500	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		10981	0171	10-29-1999	U	I	1		2019	101	81,300	2018	101	74,600	2017	101	74,800
		10981	0157	10-29-1999	U	I	128,000		101	77,800		101	77,800		101	76,000	
		10320	0058	06-10-1998	U	I	1	1A	101	9,900		101	9,900		101	9,900	
		08250	0450	11-23-1992	U	I	108,300										
								Total		169000	Total		162300	Total		160700	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value 83,200 0 9,900 80,200 0 173,300 C 173,300									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
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	
156	06-12-2000	11	POOL	2,200					07-10-2019		1	334	3	MEAS+INSPCTD	
									11-22-2011			316	2	MEASURED	
									11-05-2002			274	3	MEAS+INSPCTD	
									01-25-2001			247	15	PERMIT VISIT	
									06-09-1992			131	1	LEFT NOTICE	
									08-04-1982			AO	1	LEFT NOTICE	

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	RA				21,780 SF	4.09	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.68	80,200	
Total Card Land Units							0.500	AC	Parcel Total Land Area: 0.5000							Total Land Value							80,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	78.33	
Interior Floor 2	4	CARPET	RCN	145,936	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1900	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	83,200	
FBM Sqft			Dep % Ovr		
FBM Quality			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	160	7.48	1970	60	0.00	AV	A	1.00	700
03	GARAGE	OB	Outbuildi	L	420	28.18	1950	60	0.00	AV	A	1.00	7,100
07	POOLA-C	OB	Outbuildi	L	24	69.00	2000	70	0.00	GD	G	1.25	1,400
22	WOOD DK			L	132	9.20	2000	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	500		18.30	9,150							
FFL	1ST FLOOR	1,022	1,022		91.50	93,509							
HST	HALF STORY	442	884		45.75	40,441							
OFP	OPEN PORCH	0	128		9.29	1,189							
WDK	WOOD DECK	0	128		12.87	1,647							

Ttl Gross Liv / Lease Area		1,464	2,662	1,595	145,936	
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