

Property Location		74 HILLSIDE DR		Map ID		49/ 79/ 23/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 12/19/2019 12:03:05	
Vision ID		3978		Account #		4044		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FALVO ALEXANDRO FALVO KELLY L 74 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385172_2851675		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	199500	199,500		
						RES LAND	101	103900	103,900		
						RESIDNTL.	101	1000	1,000		
		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		304,400	304,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FALVO ALEXANDRO MAURER, MARK C BROWN BARBARA ANNE,		17892	0424	07-15-2009	U	I	280,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15066	0236	06-01-2005	U	I	232,500		2019	101	193,400	2018	101	179,200	2017	101	170,300
		02657	0100	01-27-1959	U	I	0		101	100,600	101	100,600	101	98,600			
									101	1,000	101	1,000	101	1,000			
		Total						295000		Total		280800		Total		269900	

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) 199,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 103,900 Special Land Value 0 Total Appraised Parcel Value 304,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 304,400									
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0001						101		MG										
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					
201300183	01-17-2013	20	WOOD STOVE	400				NVC	07-18-2019			334	2	MEASURED					
78	03-31-2010	54	FENCE	4,500				NVC	05-28-2013			317	15	PERMIT VISIT					
209	06-22-2005	4	ADDITION	32,000				10` X 16` ADD TO KI	12-30-2010			317	15	PERMIT VISIT					
									02-10-2010			317	16	FIELDREV CHG					
									10-09-2009			317	3	MEAS+INSPCTD					
									01-23-2006			311	15	PERMIT VISIT					
									07-18-2002			274	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	RA				16,496 SF	5.29	1.190	7	LAND	1.00	MG	1.00			0		1.000	6.30	103,900		
Total Card Land Units							0.379	AC	Parcel Total Land Area: 0.3787							Total Land Value							103,900

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	91.79	
Interior Floor 2			RCN	212,181	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2005	
Extra Fixtures	0		Depreciation %	6	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	199,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	200	7.48	2009	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,425		22.01	31,365	
FFL	1ST FLOOR	1,605	1,605		110.05	176,634	
OFP	OPEN PORCH	0	66		11.67	770	
PAT	PATIO	0	619		5.51	3,412	
Ttl Gross Liv / Lease Area		1,605	3,715	1,928		212,181	

